



6 Denman Crescent, Stoney Middleton, Derbyshire, S32 4TG





# 6 Denman Crescent

Offers Around

## £275,000

For Those Seeking A Peaceful Family Home In The Beautiful Peak District.

Situated in a tranquil cul-de-sac with elevated views of the Derbyshire countryside, off-road parking, easily managed gardens, and a large timber storage shed.

The proximity to the local primary school and highly regarded secondary schools makes it an attractive option for families. Additionally, being within easy reach of local amenities and a commutable distance from major commercial centres adds to its convenience.

The interior of the property is well-maintained with gas central heating and double glazing. The layout, including a sitting room and a fitted dining kitchen opening into a rear entrance porch with a utility area and WC, offers further scope to be completed to individual specifications.

First floor: landing, three bedrooms and a bathroom with shower.

Outside, the easily managed front garden and driveway provide practicality while the enclosed tiered garden with a timber store at the rear offers outdoor space for relaxation and storage.

A three year local occupancy clause applies.

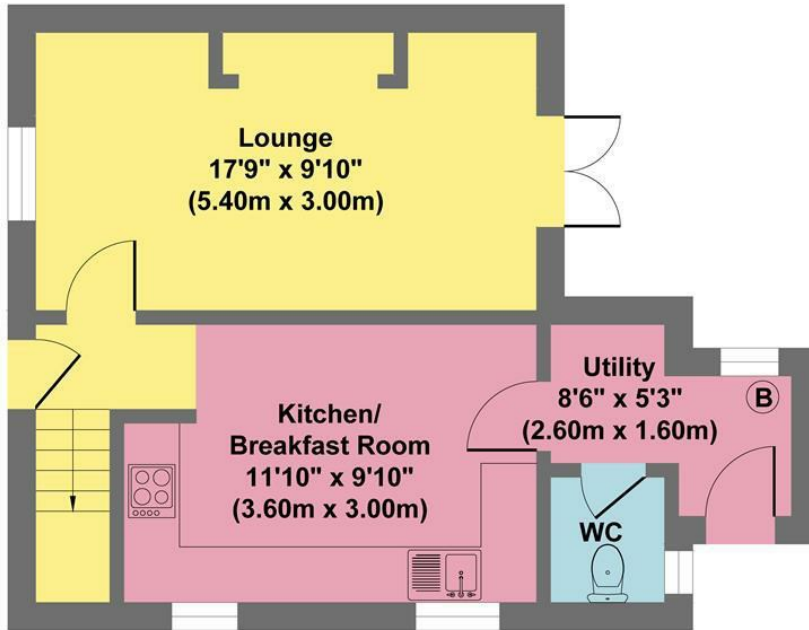


- A Three Year Local Occupancy Clause Applies
- Off Road Parking
- Large Timber Store
- Peaceful & Picturesque Setting
- Countryside Views
- Close To Excellent Local Amenities
- EPC: D
- Viewings: Hathersage Office

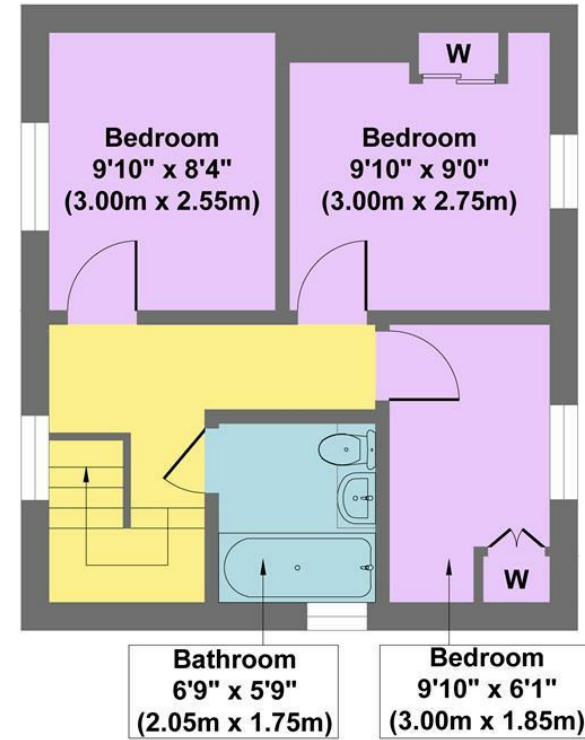








**Ground Floor**  
**Approximate Floor Area**  
**424 sq.ft**  
**(39.43 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**357 sq.ft**  
**(33.21 sq.m.)**

**Approx. Gross Internal Floor Area 782 sq.ft / 72.64 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*