



## 94 Slack Lane, Derby, DE22 3DZ

**£795 Per Calendar**



Enjoying a convenient position within close proximity of the city centre is this well presented and part-furnished two bedroom mid terraced property.



The gas centrally heated and UPVC double glazed accommodation comprises, lounge, inner lobby with cellar access, dining room with open plan access into a fitted kitchen with appliances.

To the first floor are two bedrooms and bathroom with shower over bath.

Externally there is street parking and an enclosed garden to rear with store, patio and lawn.

Slack Lane is close to the Ashbourne Road, Uttoxeter Road areas of Derby, close to the city centre and Royal hospital.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

11'2" x 10'11" (3.40m x 3.33m)

Main UPVC double glazed window and door, sofa, side chair, cabinet, radiator.

#### INNER LOBBY

Access to cellar.

#### DINING ROOM

12'3" x 10'3" (3.73m x 3.12m)

Spacious with a dining table and chairs, stairs to first floor, UPVC double glazed window, radiator and open plan access into:

#### KITCHEN

9'5" x 5'11" (2.87m x 1.80m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, electric oven and hob, washing machine, stainless steel sink and drainer, fridge freezer, UPVC double glazed window and door.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11'2" x 10'11" (3.40m x 3.33m)

UPVC double glazed window to front elevation, double bed frame, wardrobe, chest of drawers and desk, radiator.

#### BEDROOM TWO

12'4" x 8' (3.76m x 2.44m)

UPVC double glazed window to rear elevation, built in cupboard, chest of drawers, desk chair,

#### BATHROOM

8'10" x 5'11" (2.69m x 1.80m)

Fitted with a white three piece suite including an electric shower over bath, UPVC double glazed window, cupboard housing combination boiler, vinyl flooring, UPVC double glazed window and radiator.

### OUTSIDE

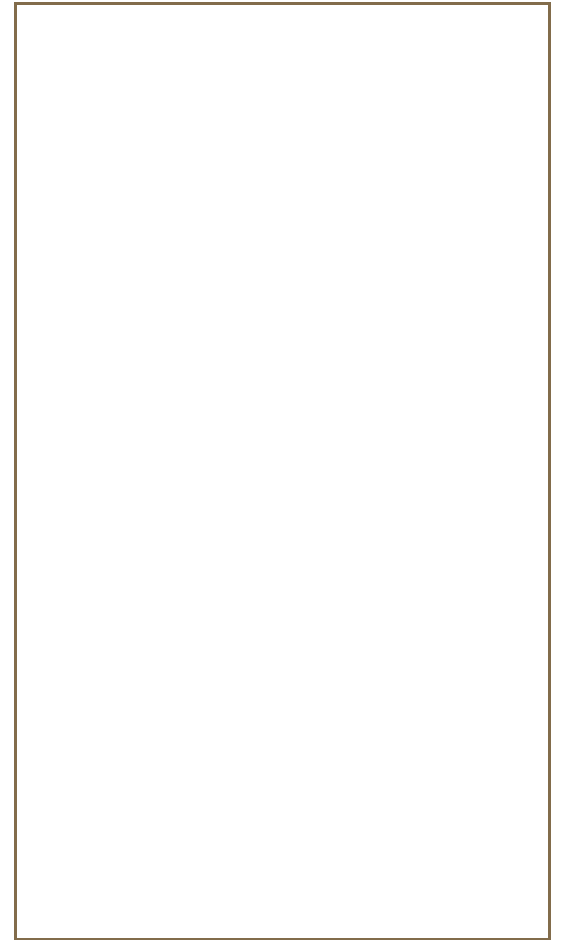
Externally there is street parking and an enclosed garden to rear with store, patio and lawn.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

