



## 172 Slack Lane, Derby, DE22 3EE

**£129,950**



Situated in the heart of Derby, only a short walk from the vibrant city centre, this is a well appointed two bedroom mid-terrace property which benefits from gas central heating and double glazing.



# 172 Slack Lane, Derby, DE22 3EE

£129,950



## DIRECTIONS

Leave Derby city centre along Ashbourne Road and turn left onto Uttoxeter Old Road. Turn right onto Slack Lane where the property is situated on the right hand side clearly identified by our "For Sale" board.

Situated in the heart of Derby, only a short walk from the vibrant city centre, this is a well appointed two bedroom mid-terrace property which benefits from gas central heating and double glazing. In brief the accommodation comprises: lounge, dining room, kitchen, rear lobby and ground floor bathroom. To the first floor there are two good sized bedrooms and a further bathroom.

Outside the property benefits from a lawned garden to the rear and to the front there is on street car parking and a passageway giving access to the rear garden from the road.

Slack Lane is a highly desirable residential location within walking distance of the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned to the ring road which gives onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a first time buyer or investment purchaser looking for a spacious property which should be viewed to be fully appreciated.

## ACCOMMODATION

Entering the property through front door into:

### GROUND FLOOR

#### LOUNGE

12' x 11'4" (3.66m x 3.45m)

With double glazed window to the front elevation, laminate floor and radiator.

#### DINING ROOM

11'11" x 11'4" (3.63m x 3.45m)

With double glazed window to the rear elevation, laminate floor, stairs to the first floor and radiator.

#### KITCHEN

9' x 6'1" (2.74m x 1.85m)

With a range of work surface/preparation areas, wall and base cupboards and space for a cooker. The room has a stainless steel sink unit beneath a double glazed window overlooking the rear elevation and there is further appliance space and storage. Double glazed door to the rear.

#### REAR LOBBY

With storage and window.

#### GROUND FLOOR BATHROOM

With low level WC, pedestal wash hand basin, bath with shower over the bath, double glazed window and radiator.



## FIRST FLOOR

### PASSAGED LANDING

### FRONT BEDROOM ONE

15'3" x 12' (4.65m x 3.66m)

With two double glazed windows and radiator.

### REAR BEDROOM TWO

12'8" x 12' (3.86m x 3.66m)

With double glazed window, radiator and over stairs store.

### BATHROOM

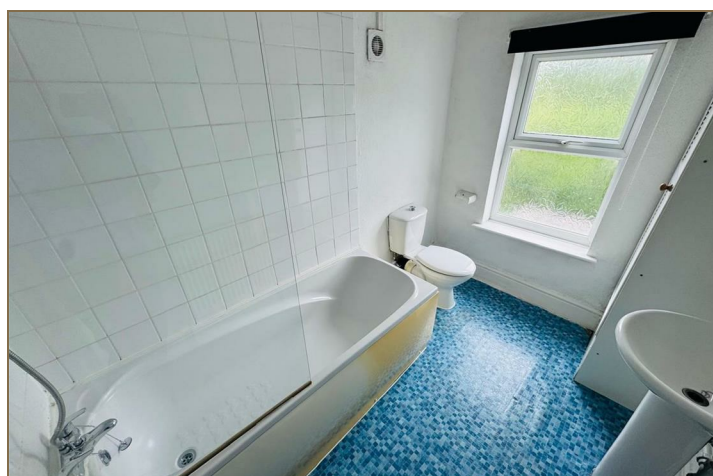
6'3" x 9' (1.91m x 2.74m)

With low level WC, pedestal wash hand basin and bath with shower over the bath and double glazed window.

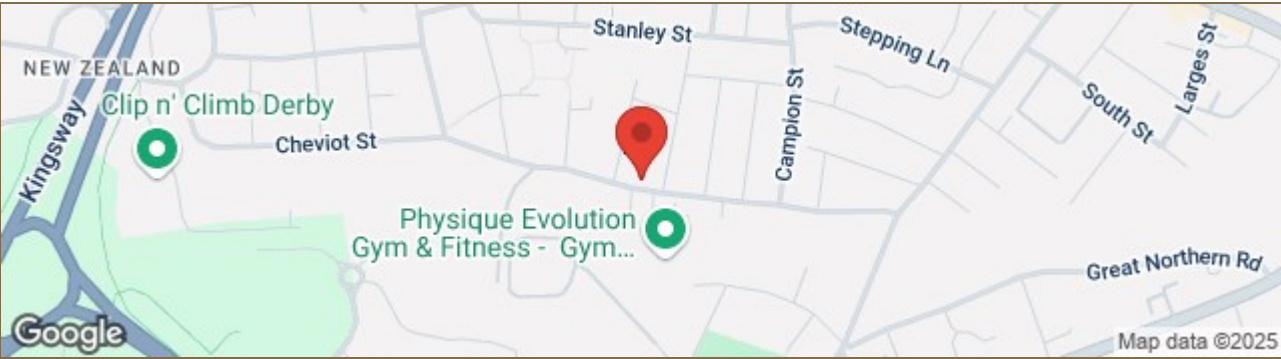
### OUTSIDE

Outside the property benefits from a garden area to the rear.

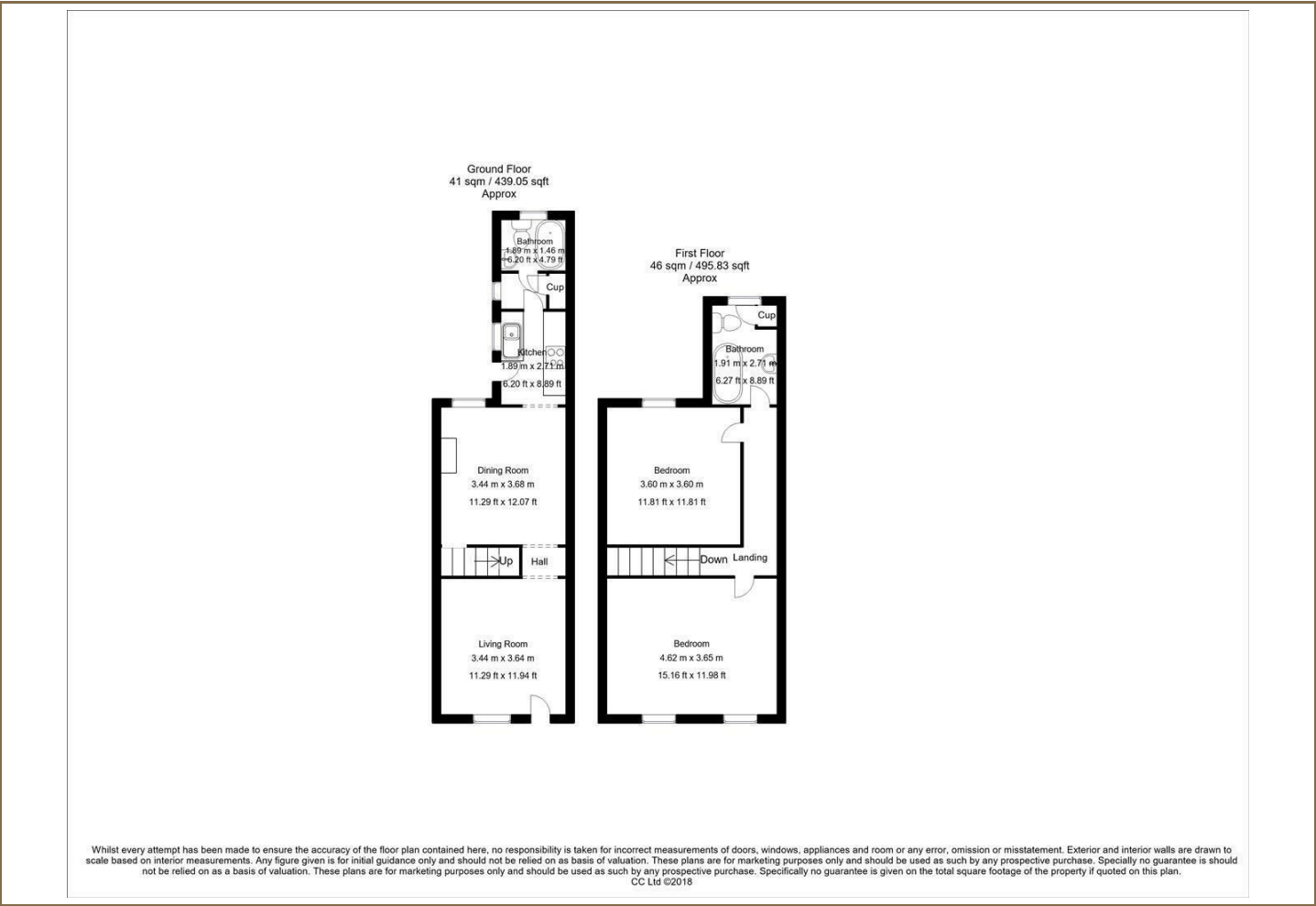
To the front there is on street car parking and a passageway giving access to the rear garden from the road.



## Road Map



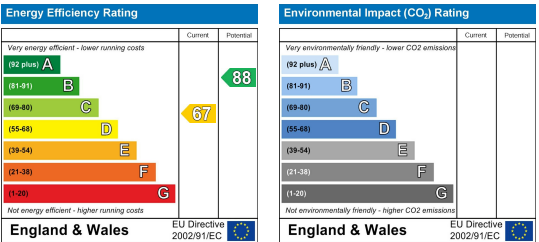
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)