



Slack Lane, Derby

Offers in excess of £165,000



Key Features

- 2 Bedrooms
- Mid Terraced Home
- Off Road Parking
- Conservatory
- Freehold
- Perfect for FTB, Investor or Downsizing
- EPC rating C





A well presented, two bedroom, mid terrace home. The home is well situated with great transport links and off road parking. The property briefly comprises of kitchen, lounge/diner, conservatory and W.C to the ground floor. To the first floor two good sized bedrooms and family bathroom. Outside the property is a rear, enclosed garden with patio & shed, two parking spaces to the side and on street parking to the front.

Material

Information: <https://property.datasystem.co.uk/mi/11760/6682588/0>

Front External

This home features a welcoming front entrance with a small garden area, secured by wrought iron fencing, perfect for those who appreciate low-maintenance outdoor space.

Hallway 1.12m x 3.77m (3'8" x 12'5")

The hallway provides access to the downstairs WC, kitchen, lounge and stairs leading to the first floor. The flooring is wooden effect laminate and the walls are decorated in neutral colours. Radiator to wall

Kitchen 1.95m x 3.75m (6'5" x 12'4")

A spacious and well-appointed kitchen, designed with both functionality and style in mind. The kitchen features sleek, light-colored cabinetry that provides ample storage space, complemented by a modern tiled backsplash. Integrated appliances include a stainless

steel oven with a gas hob and a contemporary extractor hood, ensuring a clean and efficient cooking environment.

The layout also includes a washing machine and space for additional appliances, making this kitchen highly practical for everyday living. The large window to the front elevation allows natural light to flood the space, creating a bright and inviting atmosphere, perfect for culinary enthusiasts and families alike.

The tiled floor adds to the overall durability and ease of maintenance, making this kitchen not only a practical space but also a stylish heart of the home.

Lounge 4.13m x 3.68m (13'6" x 12'1")

Step into this warm and inviting living room, where comfort meets functionality. The space is anchored by a plush, carpeted floor that enhances the cozy ambiance, making it an ideal spot for relaxation. The room features a neutral color palette, complemented by soft lighting that creates a soothing atmosphere.

A large window and sliding glass door allow natural light to flow in, giving the room a bright and airy feel while offering easy access to the conservatory. The layout is both practical and stylish.

WC 0.8m x 1.25m (2'7" x 4'1")

A neutral room with window to the front elevation for natural light and ventilation. There is a toilet, sink, radiator & extractor fan.



Conservatory 4.13m x 2.75m (13'6" x 9'0")

Slide open the uPVC door and step into the light and airy conservatory which provides access to the rear garden via patio doors. The floor is tiled and the conservatory is part brick built.

Landing

Carpeted stairs lead to the first floor landing which allows access to the two bedrooms, bathroom and the loft hatch. The space has been decorated with neutral colours. The staircase has the benefit of a wooden handrail

Bedroom One 3.24m x 3.76m (10'7" x 12'4")

The master bedroom is located to the front of the property, and has a double glazed window that looks out to the street below. The room is a generous double bedroom, and has been finished with wooden floorboards, and a central heating radiator.

Bedroom Two 2.29m x 3.66m (7'6" x 12'0")

The second bedroom sits to the rear of the property and overlooks the garden through the double glazed window. The space has been finished with wooden flooring, and a central heating radiator.

Bathroom 1.67m x 2.48m (5'6" x 8'1")

The bathroom comprises of a low flush WC, basin with pedestal, bath with shower over, and a heated towel rail. The bathroom has a double glazed privacy window to the rear elevation, and has been finished with partially tiled walls and a linoleum flooring.



Garden

The garden can be accessed via it's own private gateway to the rear which has an alleyway leading to a shared car park. The garden has fenced boundaries making it secure for those with children, and is low maintenance having a lawned area and patio. The garden also has a good sized wooden shed.

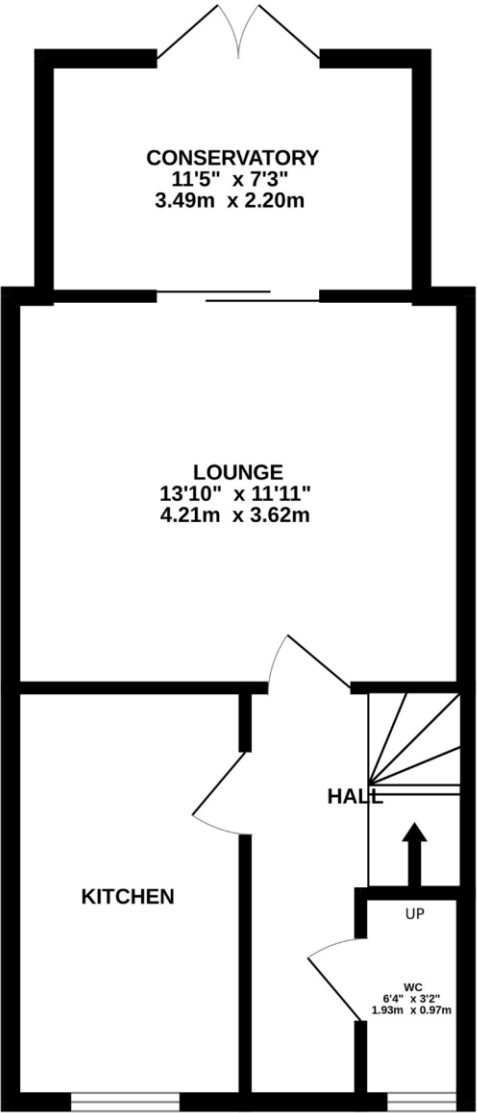
Parking

There is a shared car park to the right of the property with 2 allocated parking spaces.

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GROUND FLOOR



1ST FLOOR

