



## 162 Slack Lane, Derby, Derbyshire, DE22 3EE

**£895 Per Calendar**

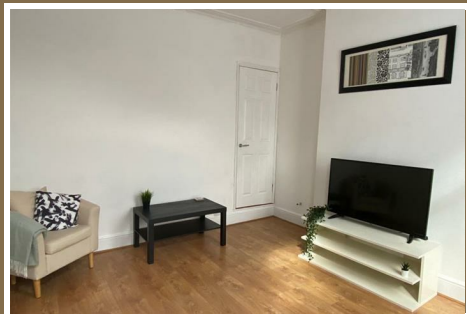


Situated in the heart of Derby, only a short distance from the vibrant city centre, this is a beautifully appointed traditional terraced house which benefits from gas central heating, double glazing and a delightful garden to the rear.



# 162 Slack Lane, Derby, Derbyshire, DE22 3EE

## £895 Per Calendar Month



### 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 "To Let" board.

Internally the accommodation briefly comprises a lounge, dining room, kitchen with a range of integrated appliances and access to the rear. To the first floor are two good sized double bedrooms and a bathroom with separate bath and shower.

Outside the property occupies a delightful mature plot and has a raised decked patio area. To the front there is on street car parking.

Slack Lane is a highly sought after residential location owing to its close proximity to the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The house is within easy reach of local parks, walks and the A38 giving onward travel to the A50, A52 and M1 corridor.

This delightful rental property should be viewed to be fully appreciated. The property is offered unfurnished or partly furnished.

### ACCOMMODATION

Entering the property through double glazed front door into:

#### LOUNGE

12'2" x 11'1" (3.71m x 3.38m)

With TV and media connections points, laminated wood effect floor, double glazed window to the front aspect and timber and opaque double glazed door.

### DINING ROOM

14'11" x 11'1" (4.55m x 3.38m)

With laminated wood effect floor, door to the cellar, radiator, recess pebble effect electric living flame fire, ceiling LED downlighters and double glazed window to the rear aspect.

### KITCHEN

12'1" x 6'3" (3.68m x 1.91m)

With a range of work surfacing/preparation areas, wall and base cupboards and an integrated oven with gas hob and canopy extractor hood with downlighter. The kitchen has an automatic washing machine, wall mounted boiler providing domestic hot water and central heating, inset stainless steel sink top with side drainer and mixer tap, complimentary tiled splashbacks with ceramic tiled floor, fridge freezer, radiator, upvc double glazed window to the rear aspect and upvc opaque double glazed door to the rear garden.

### TO THE FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11'10" x 11'1" (3.61m x 3.38m)

With radiator and double glazed window to the front aspect.

#### BEDROOM TWO

11'10" x 8'1" (3.61m x 2.46m)

With recess storage, radiator and double glazed window to the rear aspect.

#### BATHROOM

With four piece suite comprising low centre flush WC, wall mounted wash hand basin and panelled bath with chrome shower attachment and mixer tap over, separate shower cubicle with mains fed shower, white enamel heated towel radiator, tiled

splashbacks and upvc opaque double glazed window to the side aspect.

## **OUTSIDE**

Outside the property has a low maintenance garden to the rear with raised decked patio area. There is gated access with panelled fencing, cold water tap and security lighting.

To the front there is on street car parking.

## **COUNCIL TAX BAND A**

### **PLEASE NOTE**

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure

the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

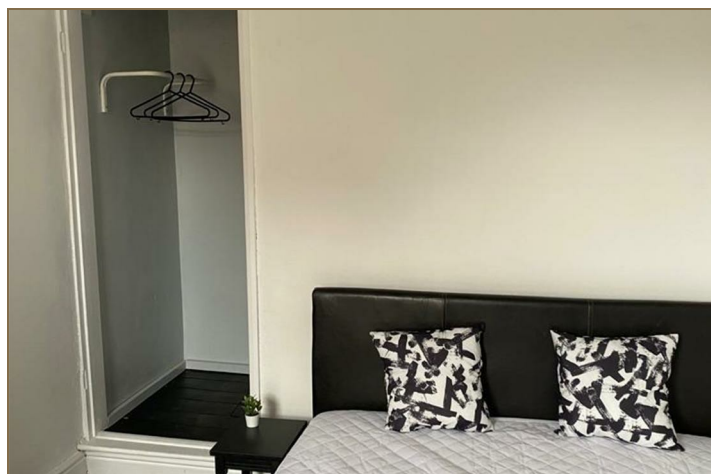
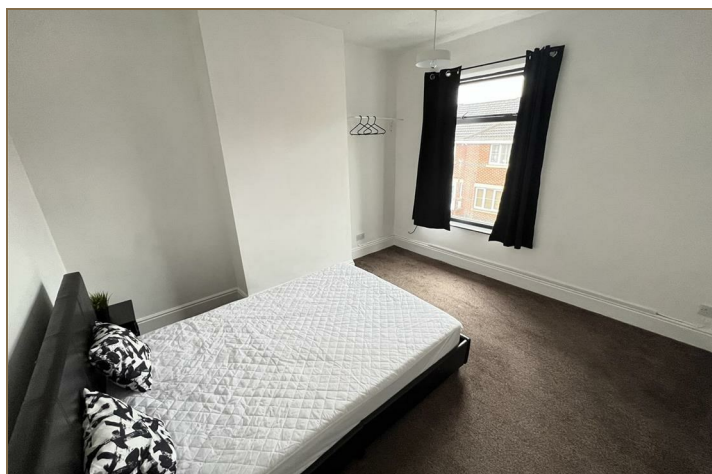
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



## Hybrid Map



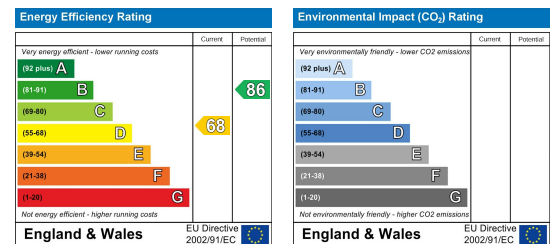
## Terrain Map



## 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.