



2 Slater Way, Derby, DE7 4SN
Asking Price Of £220,000 Freehold


MARTIN&CO

Slater Way, Ilkeston

3 Bedrooms, 1 Bathroom

Asking Price Of £220,000

- Impressive modern End of Terrace Home
- Situated On The Popular Elka's Rise Development
- Three Bedrooms
- Accommodation Over Three Floors
- Modern Fitted Kitchen With Integrated Appliances
- Guest Cloakroom

THE PROPERTY AND TOWN Attractively presented end terrace home with accommodation over three floors, being situated on this popular development in Ilkeston. In brief the gas centrally heated accommodation comprises large lounge and kitchen/diner with integrated appliances. At the first floor two double bedrooms and bathroom, large master bedroom to the second floor.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		



Ilkeston is a popular town situated between Derby and Nottingham, being readily accessible for the M1 motorway for the commuter. The town centre enjoys an abundance of local amenities including supermarkets, shops, pubs and restaurants.

LOUNGE Accessed via a composite entrance door. uPVC framed double glazed window to the front elevation, central heating radiator.

GUEST CLOAKROOM Comprising a suite in white of wash hand basin and W.C.

DINING KITCHEN With a range of units at eye and base level providing work surface, storage and appliance space. Four ring hob with extractor over, electric oven. Integrated fittings include dishwasher, washing machine and fridge freezer. One and a quarter bowl sink unit with mixer tap over, uPVC framed double glazed window to rear elevation, uPVC framed double glazed double doors opening to the garden, central heating radiator.

FIRST FLOOR

BEDROOM TWO With uPVC framed double glazed window at front elevation. Central heating radiator.

BEDROOM THREE With uPVC framed double glazed window at rear elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath, wash hand basin and W.C. Heated towel rail.

SECOND FLOOR

MASTER BEDROOM Spacious master bedroom with potential to install en-suite bathroom. Velux windows, central heating radiator and ample storage space.

OUTSIDE To the rear of the property is a low maintenance garden mainly laid to lawn, decked seating area and garden shed. The property is fronted by a double driveway.

Council Tax Band - B
EPC Band - B







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