

ON HOLD



Slater Avenue, Derby

3 Bedrooms, 1 Bathroom, House

£255,000

MARTIN&CO



- Mature semi detached home
- Three bedrooms and bathroom
- Two reception rooms and kitchen
- Large garden to the rear
- Well placed for Derby city centre
- Freehold
- Off road parking and garage

THE PROPERTY AND LOCATION Offered for sale is this three bedroom semi detached home, close to Derby city centre. The property is situated close to local amenities such as the popular friar gate bars and restaurants. The property location also provides easy access to the A38 and A52. In brief the accommodation comprises of entrance hall, front sitting room, living room, kitchen and sun room. To the first floor, three bedrooms and bathroom. Externally there a is large garden to the rear, driveway and garage.

ENTRANCE HALL With Stairs rising to first floor, understairs storage cupboard, central heating radiator, parquet floor.

FRONT SITTING ROOM 13' 1" x 12' 7" (3.99m x 3.84m) With double glazed bay window to the front elevation, period fireplace, Central heating radiator.

LIVING ROOM 11' 11" x 11' 10" (3.63m x 3.61m) With feature fire place housing an electric fire. Central heating radiator. Doors opening to conservatory/sun room.

KITCHEN 12' 0" x 7' 11" (3.68m x 2.42m) Including units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, hob and oven with extractor hood over, plumbing for washing machine. Space for freestanding appliances. Wall mounted central heating boiler, central heating radiator, double glazed window to side and rear elevations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		



SUN ROOM 9' 1" x 6' 10" (2.78m x 2.10m) A delightful space accessed via both front room and kitchen. Doors opening to the garden.

LANDING

BEDROOM ONE 11' 5" x 10' 9" (3.49m x 3.28m) With double glazed window to the rear elevation. Decorative fireplace. Central heating radiator.

BEDROOM TWO 11' 11" x 10' 2" (3.64m x 3.10m) With double glazed window to the front elevation. Central heating radiator.

BEDROOM THREE 8' x 7' 10" (2.44m x 2.39m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with electric shower over, wash hand basin and WC. Double glazed window. Central heating radiator.

OUTSIDE The property is fronted by a block paved driveway with space for two cars and a gate leading to the rear garden and garage. To the rear is a spacious garden laid mainly to lawn with a paved patio seating area.



Martin & Co Derby

15 St James Street • Derby • DE1 1RF
T: 01332 650068 • E: derby@martinco.com

01332 650068
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.