



**Directions**

From the offices of Hannells Estate Agents in Allestree, turn left onto Duffield Road and at the roundabout take the third exits onto the A38. At the next roundabout take the first exit onto Ashbourne Road. Follow the road for 0.6 miles and turn left onto Slater Avenue where the property can be identified on the left hand side of the road.



Viewings Strictly By Appointment Only



**View this property**

Get in touch and one of our expert agents will arrange to give you a full tour of this superb property

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Viewing Arrangements: Strictly by prior appointment with Hannells Estate Agents.

These particulars are intended only as a guide to the property. They do not form part of the contract and although they are believed to be correct, they may be inaccurate in important aspects.

29 Slater Avenue, Derby, DE1 1GT | **£220,000**

Excellent opportunity to purchase this well presented three bedroom semi detached house situated close to the fashionable area of Friar Gate in Derby City Centre. Having three double bedrooms, spacious living accommodation and a large well maintained rear garden with a summer house. Early viewings are recommended to avoid disappointment.

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LARGE WELL MAINTAINED REAR GARDEN WITH SUMMER HOUSE
- MODERN FITTED KITCHEN
- OFF ROAD PARKING



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 Derby Telegraph Business Awards Finalists 2014



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 - 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. References to the Tenure of the 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.



## Our View

Hannells Estate Agents are delighted to purchase this well presented three bedroom semi detached property situated close to the fashionable area of Friar Gate in Derby City Centre. Having been extended to the rear, the property benefits from off road parking, spacious living accommodation, modern fitted kitchen and bathroom. En-suite to the master bedroom and a large well maintained rear garden. The property briefly comprise of an entrance hall, spacious lounge, dining room and a modern fitted kitchen. Found to the first floor are three double bedrooms, en-suite to the master bedroom and a family bathroom with a white three piece suite. To the front of the property features a block paved driveway, fence and wall boundaries, shrubbery and flower beds, an outside light and access to the rear garden via a secure gate to the side of the property. Found to the rear is a decking area, lilly pond, large garden mostly laid to lawn, fence boundaries, a range of flower, shrubbery beds and mature trees. Summer house with power and television points. A secure gate leading to a further part of the garden with a shed, mature trees and top soil beds. Slater Avenue is conveniently located close to local shops, well regarded schools and amenities along Ashbourne Road, as well as having excellent public transport routes with the A52, A50 and A38 close by. The property must be viewed internally to fully appreciate the size and standard on offer and early viewings are highly recommended to avoid disappointment.



### Entrance Hall: 13' 4" x 7' 11" (4.06m x 2.41m) MAX

Having a wooden window and door the front elevation, radiator, telephone point, laminate flooring, under stairs storage and stairs leading to the first floor.

### Lounge: 22' 0" x 11' 10" (6.70m x 3.60m) MAX

Having a wooden double glazed bay window to the front elevation, television point, feature open fire place with stone surround, coal effect gas fire with stone surround and wooden double doors leading to the dining room.

### Dining Room: 9' 1" x 10' 7" (2.77m x 3.22m)

Having a uPVC double glazed sliding door to the rear elevation and a radiator.

### Kitchen: 18' 0" x 7' 8" (5.48m x 2.34m)

Having a wooden double glazed window the rear and side elevation, uPVC double glazed door to the side elevation. A range of wall, base and drawer units. Laminate roll top work surfaces, stainless steel sink with mixer tap, integrated electric double oven, integrated microwave, integrated gas hob, stainless steel extractor fan, integrated automatic washing machine, integrated dishwasher, integrated fridge freezer, wall mounted gas combination boiler, radiator, television point, breakfast bar and a door leading to the pantry.

### First Floor Landing:

Having a wooden double glazed window to the side elevation and loft access.

### Bedroom One: 11' 5" x 10' 8" (3.48m x 3.25m) MAX

Having a wooden double glazed window to the rear elevation, fitted wardrobes, radiator, television and telephone points.

### En-suite: 4' 9" x 10' 3" (1.45m x 3.12m)

Having a uPVC double glazed window to the rear elevation, vanity wash hand basin, low level WC, bidet, shower cubicle with direct shower, heated towel rail and extractor fan.

### Bedroom Two: 10' 1" x 10' 2" (3.07m x 3.10m) MAX

Having a wooden uPVC double glazed window to the front elevation, fitted wardrobes, radiator and television point.

### Bedroom Three: 12' 11" x 7' 11" (3.93m x 2.41m)

Having a wooden double glazed window to the side elevation, radiator and telephone point.

### Bathroom: 5' 2" x 7' 8" (1.57m x 2.34m)

Having a wooden obscured double glazed window to the front elevation, fully tiled bathroom with tiled flooring, a three piece suite comprising; vanity wash hand basin and WC, pannelled bath with electric shower and mixer tap. Heated towel rail and extractor fan.

### Outside:

To the front of the property features a block paved driveway, fence and wall boundaries, shrubbery and flower beds, an outside light and access to the rear garden via a secure gate to the side of the property. Found to the rear is a decking area, lilly pond, large garden mostly laid to lawn, fence boundaries, a range of flower, shrubbery beds and mature trees. Summer house with power and television points. A secure gate leading to a further part of the garden with a shed, mature trees and top soil beds.

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