



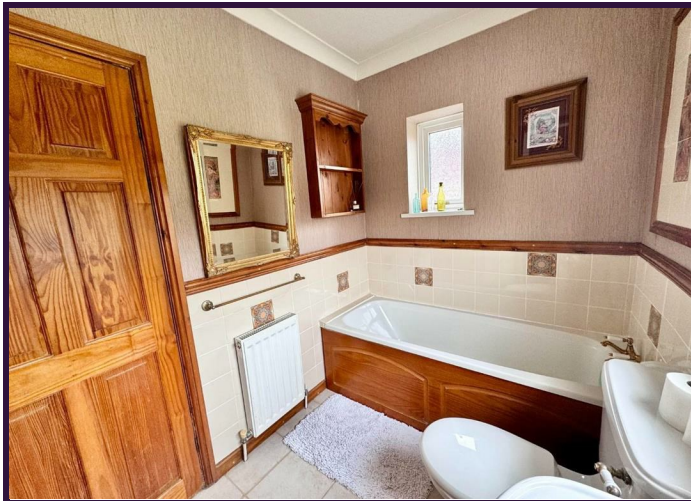
GRANT'S  
OF DERBYSHIRE

30 Slater Crescent, Wirksworth DE4 4BD  
£900 Per Calendar Month



We are delighted to offer For Rent this three bedroom semi detached property situated in a popular and convenient location within walking distance of Wirksworth town centre. The property benefits from gas central heating and uPVC double glazing throughout. The accommodation itself briefly comprises entrance hallway, sitting room, kitchen and dining area and conservatory. To the first floor is the principle bedroom, two further bedrooms and a family bathroom. The front of the property has a driveway for two vehicles and there is a pleasant garden to the rear. Pets considered. Viewing Highly Recommended.

PLEASE NOTE, WE HAVE NOW PAUSED VIEWINGS ON THIS PROPERTY DUE TO RECEIVING A LARGE NUMBER OF ENQUIRIES.



## Location

The property is set on a popular cul de sac within walking distance of the town centre. A footpath provides a shortcut to the nearby school and to the town. Wirksworth has all the amenities you could desire - shops, cafes and restaurants, pubs, good schools, dentists, medical centre, sports centre, boutique cinema - the list goes on. We have a lively community with many events throughout the year, including the well known Arts Festival.

## Ground Floor

From the driveway, the part glazed uPVC door to the front opens into the

### Entrance Halway 12'7" x 6'0" (3.85 x 1.83)

With a window to the side aspect, stairs leading up to the first floor (with a useful understairs storage space) and doors opening to the ground floor rooms. The first door on the right opens to the

### Sitting Room 12'10" x 12'5" (3.93 x 3.79)

A very pleasant and well presented room in which the focal point is the red brick fireplace and hearth which houses the multi fuel stove. There is a window to the front aspect and the room is lit by wall and ceiling lights.

### Kitchen 19'1" x 10'2" (5.83 x 3.10)

This traditional style kitchen is fitted with a good range of wall, base and units with wooden work surfaces and upstands. There is an inset Belfast sink with swan neck tap ideally situated beneath a window to the rear aspect with a

pleasant outlook of the garden. Integrated appliances include the Lamona Range with four ring gas hob and extractor hood over. There are ceramic tiles to the floor and the room is lit by inset spotlights.

### Conservatory 12'10" x 10'5" (3.93 x 3.20)

With wood effect laminate flooring and doors that lead out to the rear garden.

## First Floor

Stairs leading up from the entrance hall reach the landing area, with window to the side aspect, doors open to the three bedrooms and bathroom.

### Bedroom One 12'10" x 10'10" (3.92 x 3.31)

This is a good sized double bedroom to the front of the property.

### Bedroom Two 10'4" x 8'9" (3.16 x 2.67)

Another good sized double, this time to the rear with a window overlooking the garden.

### Bedroom Three 9'10" x 7'7" (3.01 x 2.33)

This single bedroom has a window to the front and access to an overstairs storage cupboard.

### Bathroom 7'7" x 5'7" (2.33 x 1.72)

This part tiled bathroom is fitted with a white four piece suite comprising low level dual flush WC, pedestal wash hand basin, a panelled bath and separate shower cubicle. With ceramic tiled flooring and obscure windows to the front and side aspect. A door opens to a linen cupboard.

## Garage 4.69 x 3.26

A useful addition to the property currently used as a utility room. There is space and plumbing for a washing machine here along with a fridge, freezer and also an integrated additional oven and microwave. The garden can be accessed from the uPVC door and a hardwood door opens into the kitchen.

## Outside & Parking

Immediately to the front of the property is a well proportioned driveway providing ample off street parking and access to the garage and in turn there is a herbaceous foregarden area. At the rear we find a larger than average garden plot with patio area and a pleasant seating area at the bottom of the garden under a pergola with an outdoor pizza oven, ideal for warm weather dining.

## Directional Notes

The approach from our Wirksworth Office is via St John Street crossing over the mini roundabout and straight over on the Derby Road. Proceed along Derby Road taking the third turning on the left into Bournebrook Avenue. Proceed along Bournebrook Avenue taking the first turning on the left into Slater Crescent where number 30 is located on the left hand side.

## Council Tax Information

We are informed by Derbyshire Dales District Council that this home falls within Council Tax Band B which is currently £1730 per annum.



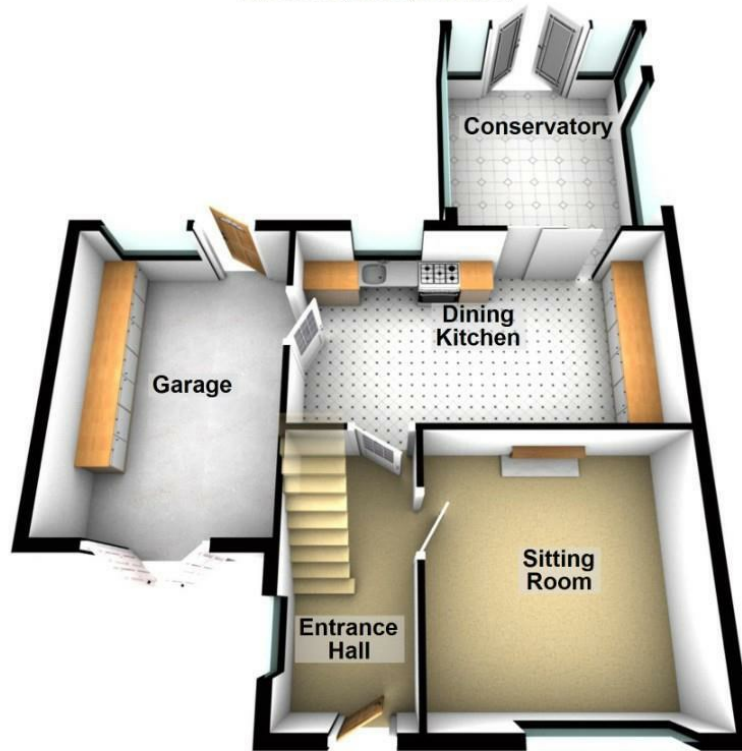




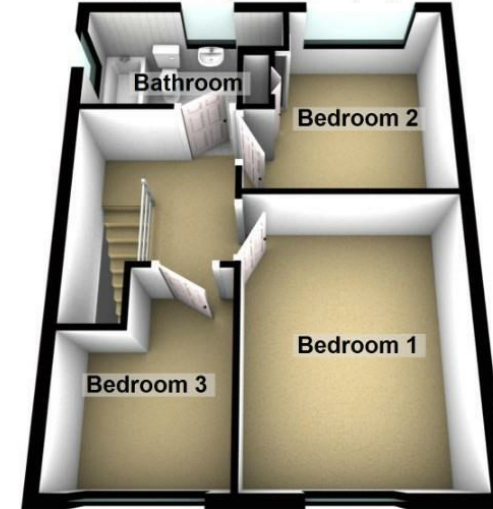




**Ground Floor**  
Approx. 69.6 sq. metres (749.4 sq. feet)



**First Floor**  
Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 111.6 sq. metres (1201.1 sq. feet)

This plan is only offered as a guide to the layout. Please Do Not Scale  
Plan produced using PlanUp.

Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

