

HARWOOD

THE ESTATE AGENT

44-46 market street, wellington, telford. shropshire. TF1 1DT

69 Haygate Drive, Wellington, Telford, Shropshire, TF1 2BZ



Offers in the
Region Of
£375,000

Wonderfully spacious and well positioned Three Bedroom Detached Property with garage, driveway and large garden area.

Providing approximately 141.6 sq metres (1523.7 sq feet) of living space

Situated within a much sought after residential area, versatile and huge potential to suit a range of living needs. Perfectly located for access to the local main road network and M54 Jnc 7 link. A short walk into Wellington Market Town with a wealth of shops, facilities and Railway Station. Also nearby to local schools and the Princess Royal Hospital. Ground floor:

Entrance porch, reception hall, dining room with bay window, opening into rear lounge with feature fireplace, kitchen/breakfast room, utility room and ground floor wc. First floor: Main bedroom with bay window, two further very good sized bedrooms, family bathroom, separate wc, gas central heating and double glazing. Outside area: Garage and driveway suitable for a number of vehicles, enclosed lawn area to the front, side access leading to the rear excellently spacious garden area, with mature borders and large lawn area. Huge potential to extend and to modernise.

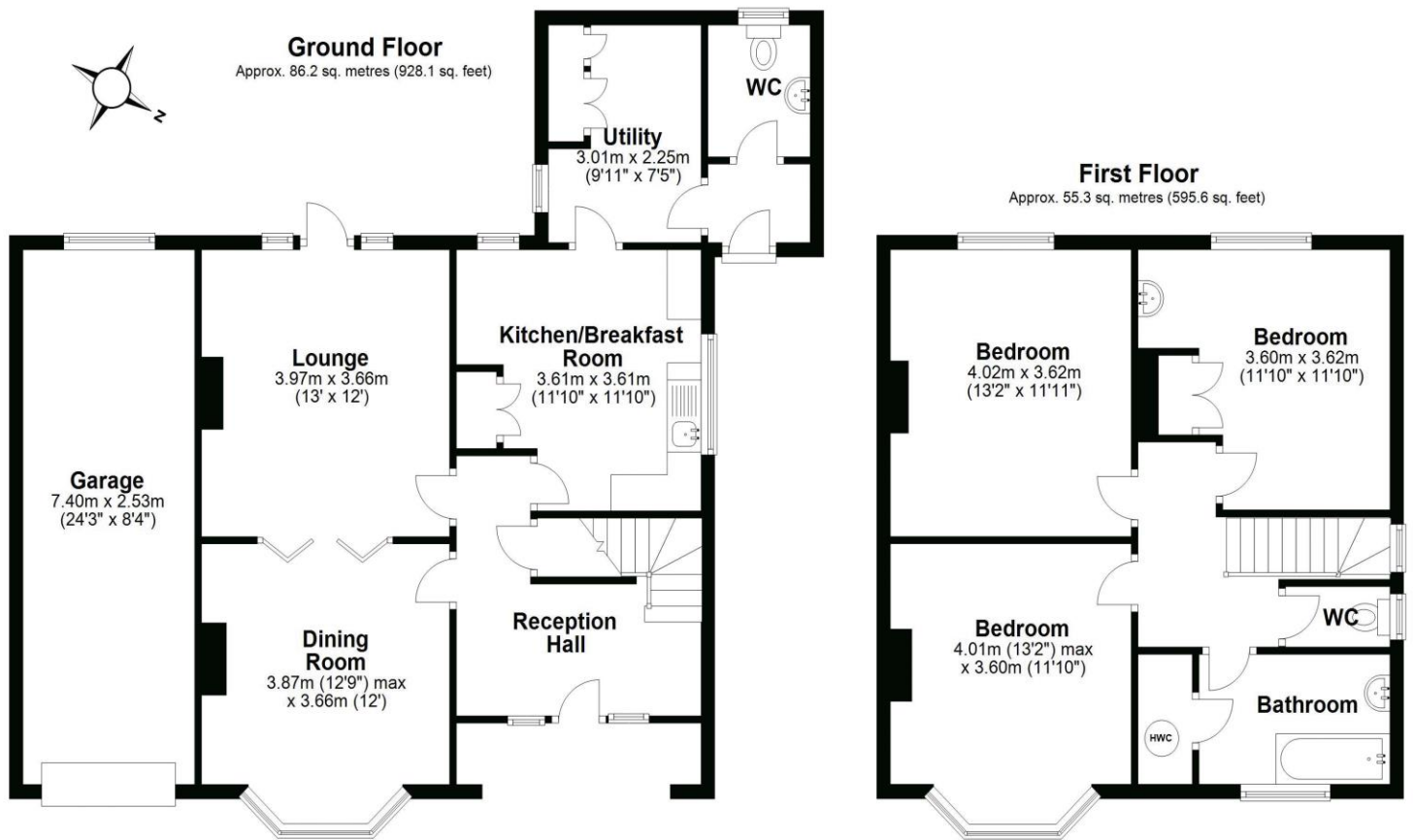
No Upward Chain

Sales
01952 641111

email: harwood@harwoodestates.com

www.telfordstateagent.co.uk

Lettings
01952 505505



Total area: approx. 141.6 sq. metres (1523.7 sq. feet)

Tenure	We are advised by the vendor that the property is Freehold
Council Tax	Band E
Fixtures & Fittings	Where specifically mentioned in these sales particulars are included in the sale price.
N.B	Please note, that any of the services, heating systems or any appliances at this property, have not been tested, therefore no warranty can be given or implied as to their working order.
Viewing Arrangements	by appointment 24 HOURS A DAY 7 DAYS A WEEK, although office hours are limited to normal working hours we are available by telephone to take enquiries, valuations and viewings at any time. If you do encounter an answer phone please leave a message for a staff member to return your call.

These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared 01 July 2024

