

# HARWOOD

## THE ESTATE AGENT

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

113 New Street, St. Georges, Telford, Shropshire, TF2 9AP



**Offers in  
Excess of  
£158,000**

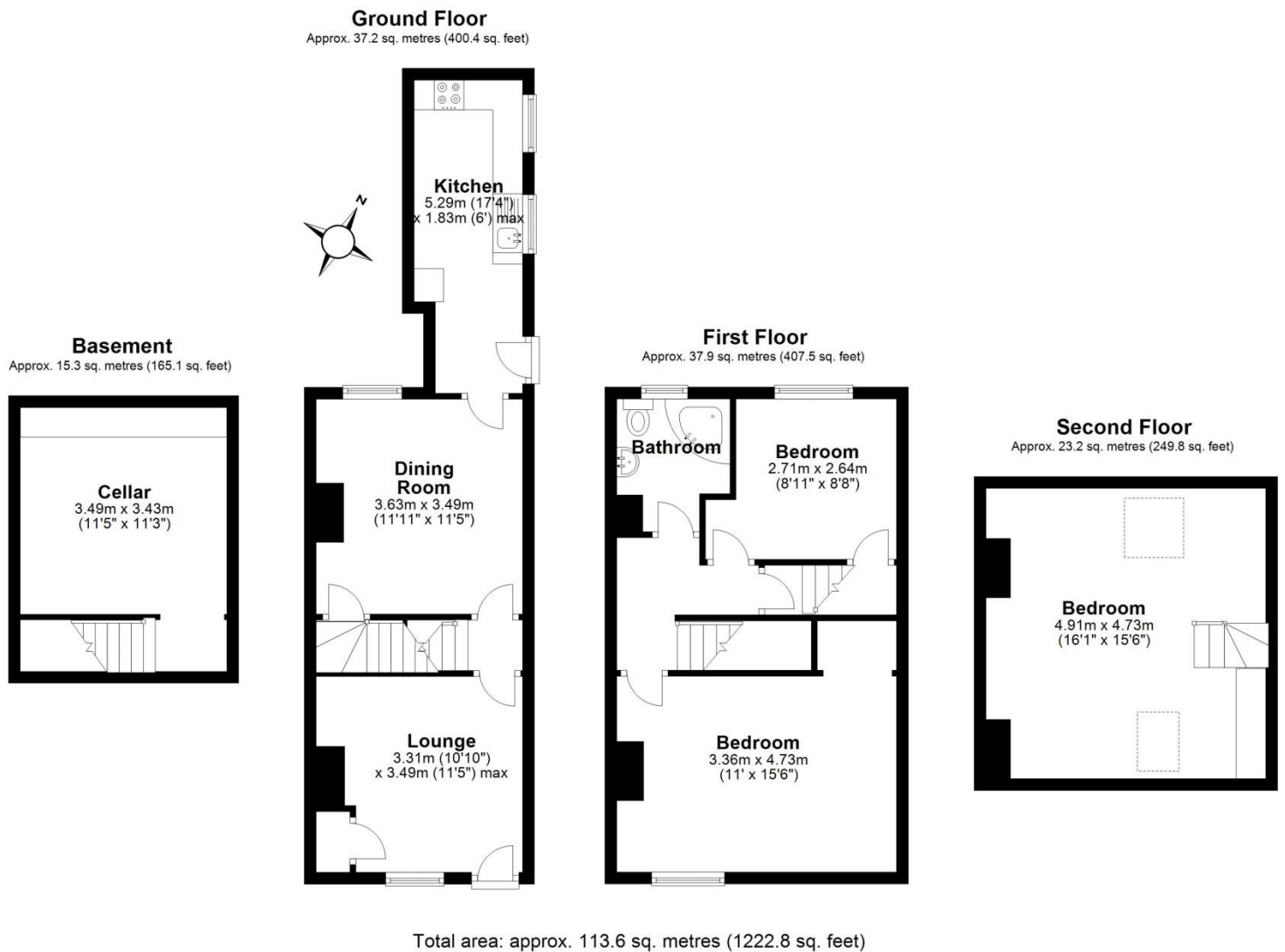
Spacious Three Bedroom Terraced Property with on street parking and rear garden. Providing approximately 113.6 sq metres ( 1222.8 sq feet ) of living space Situated within a much sought after location and within a short distance of Oakengates centre, the Oakengates train station and Asda super store. The Telford Town Centre and Telford Train Station are also a short drive away. Ground floor: Lounge, separate dining room, access to cellar, galley style kitchen, gas central heating and double glazing. ( New boiler is less than one year old ) First floor: Primary bedroom of very good size, second bedroom and main bathroom with corner bath and shower over the bath. Second floor: Excellently spacious bedroom three with sky light windows. Outside area: Enclosed rear garden area with lawn. Shared access at the rear of the property. No Upward Chain



**Sales**  
**01952 641111**

email: [harwood@harwoodestates.com](mailto:harwood@harwoodestates.com)  
[www.telfordestateagent.co.uk](http://www.telfordestateagent.co.uk)

**Lettings**  
**01952 505505**



<b>Tenure</b>	We are advised by the vendor that the property is Freehold
<b>Council Tax</b>	Band A
<b>Fixtures &amp; Fittings</b>	Where specifically mentioned in these sales particulars are included in the sale price.
<b>N.B</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.
<b>Viewing Arrangements</b>	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.