HARWOOD

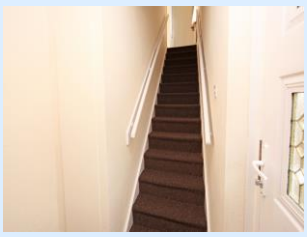
THE ESTATE AGENT

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

63 Lancaster Avenue, Dawley, Telford, Shropshire, TF4 2HS











Offers in the Region Of £82,000

Lancaster Avenue, Dawley, Telford, TF4 2HS Offers in the region of £82,000 Refurbished two bedroom first floor flat that offers comfortable and convenient living accommodation. Ideally suited to first-time buyers, professionals or investors, the property benefits from a popular location close to local amenities and transport links, making it an excellent opportunity for those seeking a home in a sought-after area. The property comprises : Modern kitchen with a range of wall and base units ideal for cooking family meals. Spacious lounge perfect for relaxing. Modern shower room and two double bedrooms. Enclosed rear garden offering a ideal space for relaxing and unwinding. Communal parking available. 125 Years From 1st December 2003. Annual Service Charge = 471.49. Annual ground rent £10.00. Being offered with No Upward Chain. Viewing essential to fully appreciate the special



Sales
01952 641111

email: harwood@harwoodestates.com

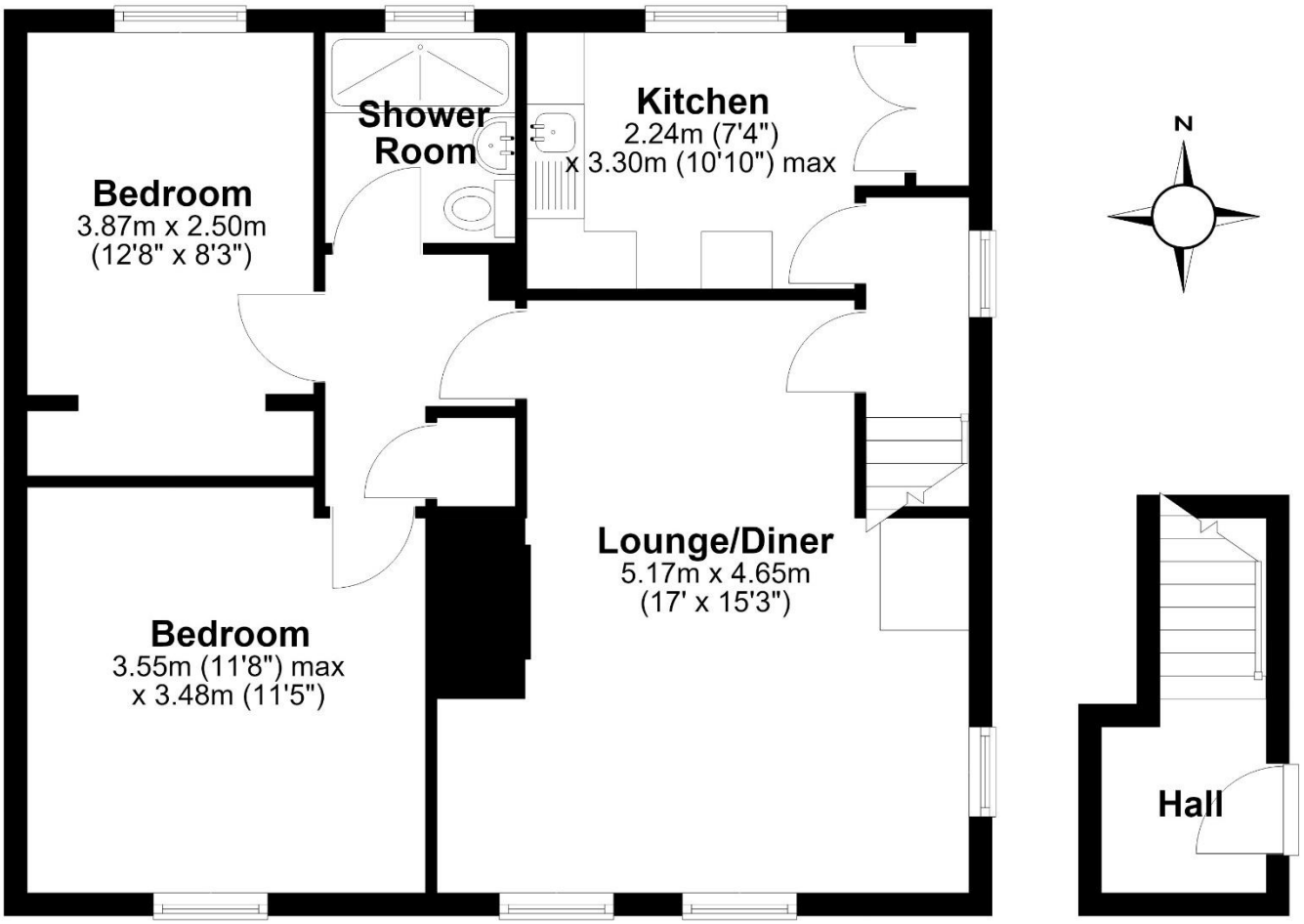
www.telfordestateagent.co.uk

Lettings
01952 505505

Dean Millington Buisness Owner Harwood The Estate Agents (Wellington)

First Floor

Approx. 74.8 sq. metres (805.6 sq. feet)



Total area: approx. 74.8 sq. metres (805.6 sq. feet)

Tenure	**We are advised by the vendor that the property is Leasehold 125 Years From 1st December 2003**
Council Tax	**Band A**
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 23 November 2026

The Property Ombudsman

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