



Helping *you* move



51 Haygate Drive, Wellington

This traditional style Three Bedroom Semi-Detached House has spacious accommodation throughout and is conveniently located for access into Wellington Market Town

Offers in the Region of

£250,000

51 Haygate Drive, Wellington, Telford, TF1 2BZ.

Overview

- Semi-Detached House
- Lounge / Dining Room
- Breakfast Kitchen
- Three Bedrooms
- Shower Room, Toilet
- Driveway Parking
- Established Rear Garden
- Brand New Summer House
- Gas Central Heating
- Majority Double Glazing
- No Upward Chain
- EPC D, Council Tax C



Location

Situated close to Bowring Park and access to an abundance of popular walks amongst the Ercall and Wrekin; the Historic Market Town of Wellington is a short distance away and offers a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. There are a range of Primary and Secondary Education facilities, Telford College and Wrekin College. Access to the M54 via junction 7 offers access towards Shrewsbury in the West and Telford and the West Midlands Conurbation in the East.

Brief Description

A traditional styled Semi-Detached House ideal for the growing family and offering scope for modernisation. Entering the property through a upvc double glazed entrance door into the Porch and then through a single glazed door into the Entrance Hall with original wooden parquet flooring and window to the side. The Lounge / Diner is off to the right with a window overlooking the front garden, a feature fireplace and single door with glazed size panels opening to the rear patio area. The Breakfast/ Kitchen is located to the rear with window overlooking the garden and single glazed door providing access to the side; there is a range of base and wall mounted units, complementary working surfaces, provision for appliances and an under stairs cupboard with plumbing for a washing machine or dishwasher.



Stairs, with a turn at the bottom and top, ascend to the first floor Landing with boiler cupboard and access to the loft space. There are two double Bedrooms and one single Bedroom, a separate toilet with modern white suite and L shaped Shower Room with modern two piece white suite and Mira electric shower. The accommodation benefits from gas central heating and majority upvc double glazing.

Externally, the property is approached over a paved driveway with low maintenance concrete frontage, shrub borders and parking for two cars. The property is enclosed by a brick wall on the front boundary and new wooden fencing to the sides. A lockable gate provides side access to the rear - where there is a south west facing paved patio area and lawned garden with established recently pruned shrub borders and plants; to the side is a large new timber built summer house/shed with double doors and side windows.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band C

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Junction 7 off the M54 proceed along Holyhead Road towards Wellington, at the traffic lights turn left into Haygate Road and then second right into Haygate Drive - at the junction turn right and no.51 will be found along on the right hand side.

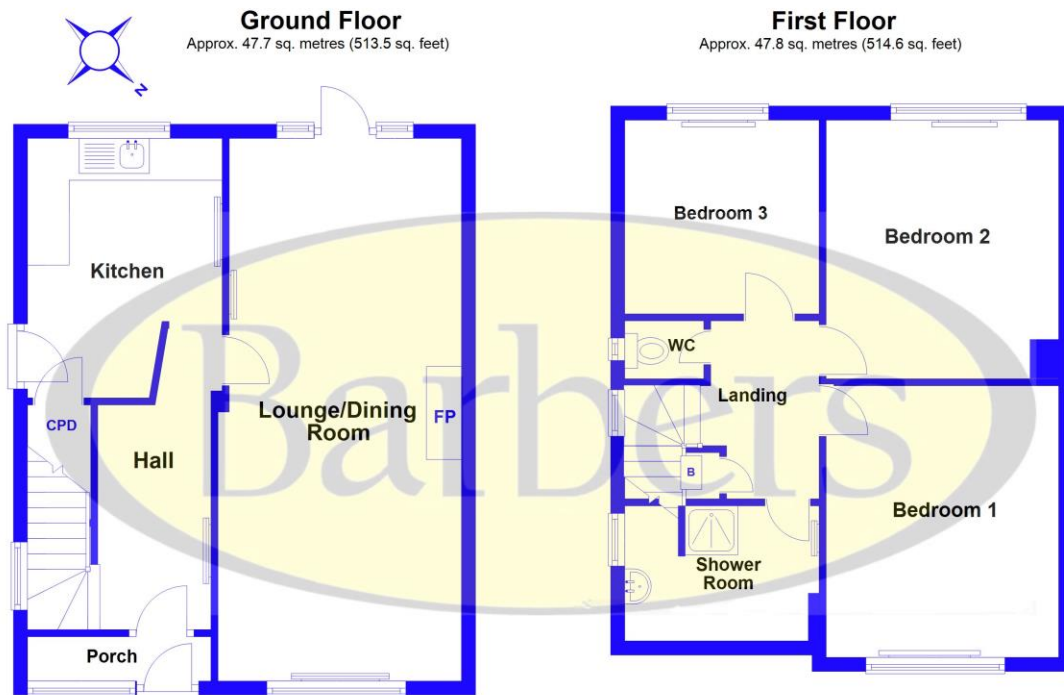
METHOD OF SALE

For Sale by Private Treaty.

WE33916.140923

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Total area: approx. 95.5 sq. metres (1028.1 sq. feet)
 This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software
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51 Haygate Drive, Wellington, Telford

All measurements quoted are approximate:

- LOUNGE / DINER 25' 3" x 10' 8" (7.7m x 3.25m)
- KITCHEN 8' 9" x 11' 9" (2.67m x 3.58m) max. measurements
- BEDROOM ONE 13' 2" x 11' 3" (4.01m x 3.43m)
- BEDROOM TWO 11' 8" x 11' 0" (3.56m x 3.35m)
- BEDROOM THREE 8' 9" x 8' 9" (2.67m x 2.67m)
- SHOWER ROOM 8' 0" x 6' 2" (2.44m x 1.88m) max. L shaped room
- TOILET 4' 9" x 2' 9" (1.45m x 0.84m)
- SUMMER HOUSE 14' 0" x 8' 0" (4.27m x 2.44m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.