



Helping *you* move



## Eskdale, George Street, Dawley

Offered for sale with no upward chain, this Three Bedroom Detached House offers excellent scope for improvement and enjoys a generous sized garden plot. Conveniently close to the edge of Dawley Town with its range of shopping and education facilities.

Offers in the Region of

**£265,000**

# Eskdale, George Street, Dawley, Telford, TF4 3AA.

## Overview

- Detached Period House
- Lounge, Dining Room
- Fitted Kitchen
- Ground floor Shower Room
- Three Bedrooms
- Bathroom & separate Toilet
- Driveway Parking
- Rear Garden
- Double Glazing
- No Upward Chain
- EPC G, Council Tax C



## Location

Situated extremely close to the facilities of Dawley and near to Dawley Park and Dawley C of E Primary School. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.

## Brief Description

Eskdale is approached from a rear gateway with pathway running around each side of the property to the feature arched recessed Entrance Porch with original front door and side panels, all with single glazed leaded and stained glass windows, opening into the spacious Entrance Hall with stairs to the first floor and useful under stairs storage cupboard. The Lounge is off to the left with walk-in bay window to the front and attractive feature fireplace. The Dining Room is located to the rear of the property, as is the fitted Kitchen which offers a range of drawers, base and wall mounted units with complementary working surfaces, inset stainless steel sink unit, provision and space for appliances, windows to the side and door into the rear Lobby. The lobby has a cupboard, window and provides external access to the side / rear yard area; door into the Shower Room with shower, sink and toilet.



Stairs ascend to the first floor Landing with access to loft space. Bedrooms One and Three are located to the front with views over the front garden and beyond to the surrounding area; Bedroom Two is on the rear. The Bathroom has a useful airing / storage cupboard and coloured bath and sink, window on the rear; the separate toilet has a single glazed window to side. Internally the property has predominantly upvc double glazed windows.

Externally, the property is approached over double wrought iron gates into the driveway; this in turn leads to a rear yard courtyard with brick built shed (previously a pigsty) and the paving continues around both sides to the very front of the property which overlooks the generous sized front garden which slopes away from the House and is currently inaccessible.



#### 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. Please note that the boiler has previously been removed. 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](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed along the Dawley Road to the Heath Hill roundabout take the 3rd exit into Springhill Road. Take the first left into Station Road and follow this around to the right onto Burton Street and then left into George Street - Eskdale will be found a short way along on the right hand side.

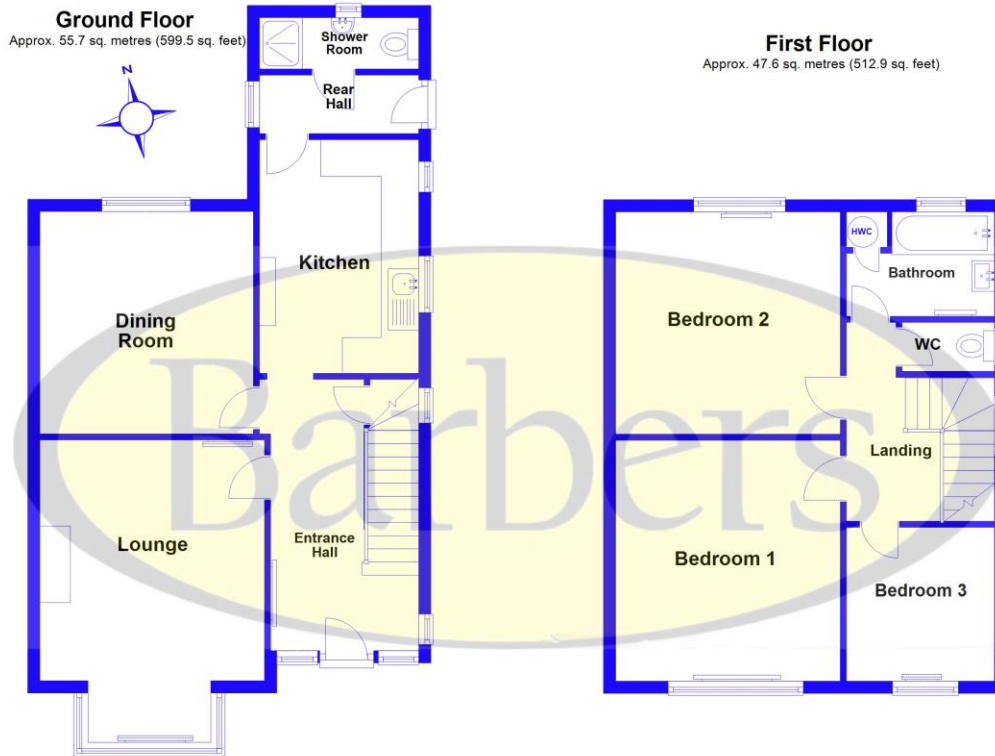
#### METHOD OF SALE

For Sale by Private Treaty.

WE34223.021123

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 103.3 sq. metres (1112.4 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  
Plan produced using PlanUp.

Eskdale, George Street, Dawley, Telford

All measurements quoted are approximate:

- ENTRANCE HALL 14' 4" x 7' 9" (4.37m x 2.36m)
- LOUNGE 12' 9" x 12' 0" (3.89m x 3.66m) plus bay
- DINING ROOM 11' 9" x 11' 5" (3.58m x 3.48m)
- KITCHEN 12' 5" x 8' 4" (3.78m x 2.54m)
- REAR LOBBY 8' 3" x 3' 2" (2.51m x 0.97m)
- SHOWER ROOM 8' 3" x 2' 8" (2.51m x 0.81m)
- BEDROOM ONE 12' 10" x 12' 9" (3.91m x 3.89m)
- BEDROOM TWO 12' 10" x 11' 9" (3.91m x 3.58m)
- BEDROOM THREE 8' 2" x 7' 9" (2.49m x 2.36m)
- BATHROOM 7' 8" x 5' 5" (2.34m x 1.65m)
- TOILET 4' 7" x 2' 6" (1.4m x 0.76m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		62
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	15	
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

1 Church Street, Wellington, Telford, TF1 1DD  
Tel: 01952 221 200  
Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)



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.