



Helping *you* move



4 Islington Close, Newport, TF10 7TT

This mature, Link-Detached House offers well planned accommodation together with a good sized private rear garden. The house features a traditional-style kitchen. The accommodation comprises: Entrance Hall, Ground Floor W.C, Lounge, Dining Room, Kitchen, 4 Bedrooms together with Main Bedroom and En-suite to the Main Bedroom. Externally there is ample Parking space and tandem Garage. Plus attractive mature rear gardens

Offers in the Region of
£320,000

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Overview

- Detached Family Home
- 4 Bedrooms
- Entrance Hall, Ground Floor W.C.
- Kitchen, Utility
- Lounge and Dining Room
- En-Suite to Main Bedroom,
- Bathroom
- Tandem Garage
- Lovely Rear Gardens with Patio Area
- Council Tax Band D
- EPC Rating – D



BRIEF DESCRIPTION

This well presented, mature Link-Detached House offering traditional accommodation, complemented by the advantage of a generously sized private rear garden. Newly fitted carpets to the principle rooms enhances its overall appeal. The house features a charming, traditional-style kitchen and a useful utility room. The accommodation comprise: Entrance Hall, Ground Floor WC, welcoming Lounge, Dining Room, functional Kitchen, Four Bedrooms. The Main Bedroom has an En-suite and there is a separate Family Bathroom. Externally, the house is set back from the road, providing a serene and private setting. Externally there is ample parking together with tandem Garage and rear Garden, creating an inviting outdoor space for leisure and relaxation.

LOCATION

The property is just 0.9 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



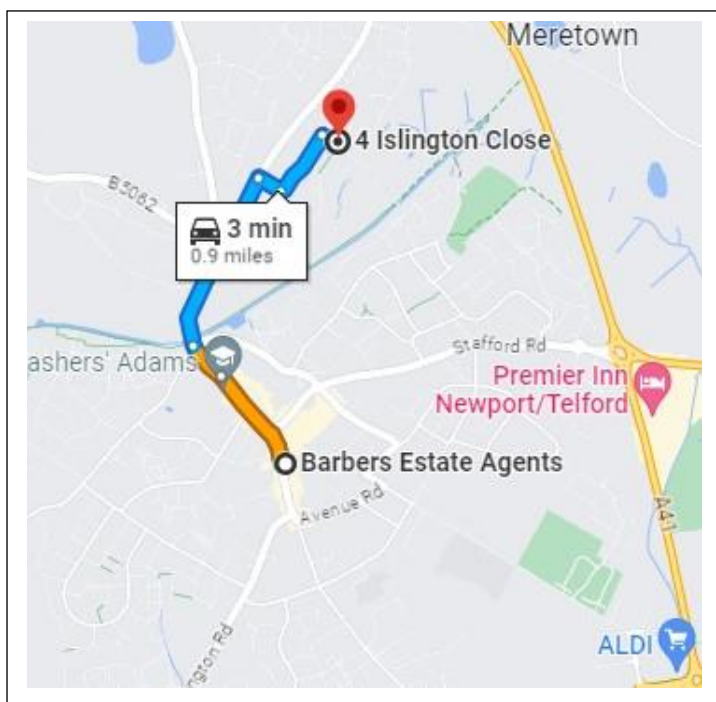
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services 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.

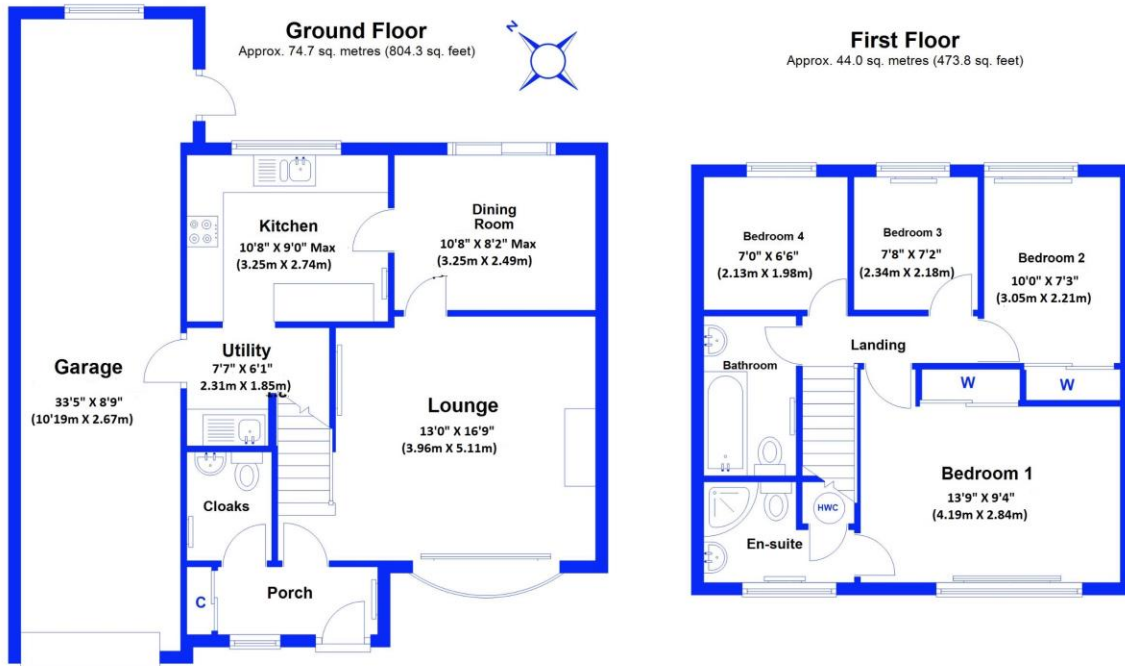
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From Newport proceed down to Lower Bar, proceed straight over the mini roundabout and turn right into Forton Road. Take the second right into Avon Dale, left onto Fair Oak and then right into Islington Close where the property is situated on the left hand side and marked by our For Sale board.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

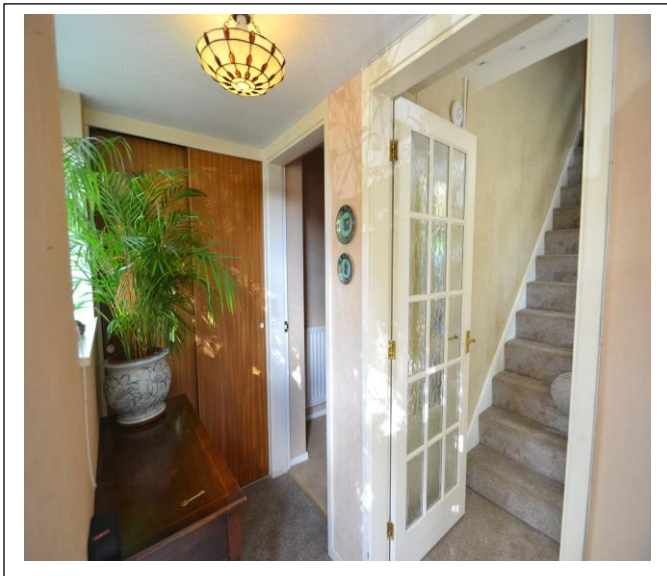
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Total area: approx. 118.7 sq. metres (1278.1 sq. feet)

This floor 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 sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

4 Islington Close, Newport



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 820 239

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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.