



Helping *you* move



## 58 Holyhead Road, Oakengates

A fantastic opportunity for First Time Buyers - this Edwardian end terraced property offers two Bedrooms, Bathroom, Reception Room and Breakfast Kitchen. Convenient for the local facilities of Oakengates.

Offers in the Region of

**£144,995**



# 58 Holyhead Road, Oakengates, Telford, TF2 6BN.

## Overview

- Edwardian End Terraced House
- No Upward Chain
- Lounge
- Breakfast Kitchen
- Utility Room
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Rear Yard & Garden Space
- EPC E, Council Tax A



## Location

Situated in the established residential locality of Oakengates, the property is only a short distance away from the Town with its local neighbourhood Shopping facilities and Railway Station. An excellent road network and bus links connect 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

This Edwardian End Terraced House provides a great opportunity for First Time Buyers to jump onto the property ladder. Entering directly into the Lounge with window to the fore, decorative fireplace, door through to the Breakfast Kitchen which has a good range of drawers, base and wall mounted cupboards, working surfaces with inset sink unit and gas hob, under counter oven, space for an upright fridge freezer, door to the under stairs storage space and further door into the rear hall - door to the rear courtyard and further door into the Utility Room with space for appliances, further working surfaces and cupboards.



From the Lounge a door opens to the staircase which ascends to the first floor Landing - Bedroom One is located to the front with a decorative fireplace and Bedroom Two, also with a decorative fireplace looks out to the rear. The Bathroom has a three piece suite. The accommodation benefits from gas central heating and double glazing.

Externally, the property is approached over a pathway to the front entrance door. There is a rear courtyard with useful shed / outside toilet and gate providing pedestrian access. To the side of the property is vehicular access providing 'right of access' to the terrace row - there is a further area of land belonging to no.58 which is currently overgrown and would be suitable as further garden / parking space.



#### 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 A

#### 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

#### 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 Junction 6 off the M54 proceed towards Ketley Brook roundabout, take the 3rd exit onto Holyhead Road, continue straight over at the traffic lights, at Beveley roundabout take the 3rd exit onto Holyhead Road - proceed along the road and the property will be found approximately 1/3 mile along on your left hand side

#### METHOD OF SALE

For Sale by Private Treaty.

WE35884.110724

**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.

GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.  
Made with Lettoplan ©2024

All measurements quoted are approximate:

- LOUNGE** 11' 9" x 11' 2" (3.58m x 3.4m)
- BREAKFAST KITCHEN** 14' 2" x 11' 5" (4.32m x 3.48m)
- UTILITY ROOM** 9' 6" x 6' 9" (2.9m x 2.06m)
- BEDROOM ONE** 12' 0" x 11' 4" (3.66m x 3.45m)
- BEDROOM TWO** 11' 6" x 9' 0" (3.51m x 2.74m)
- BATHROOM** 8' 5" x 4' 9" (2.57m x 1.45m)



## 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.