

HARWOOD

THE ESTATE AGENT

01952 881010

46 Station Rd, Madeley TF7 5AX



£114,995 region

This one bedroom traditional terraced cottage is located to provide easy access to Madeley's amenities with local cafes, public houses, restaurants and supermarkets all within easy walking distance. The accommodation includes an inner lobby area, cosy lounge with woodburner, fitted kitchen, double bedroom and bathroom. Externally there are double gates giving access to a private parking space and garden area. The property is vacant and ready for a new owner with the reassurance of a gas safety certificate and a 5 year electrical certificate (EICR).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

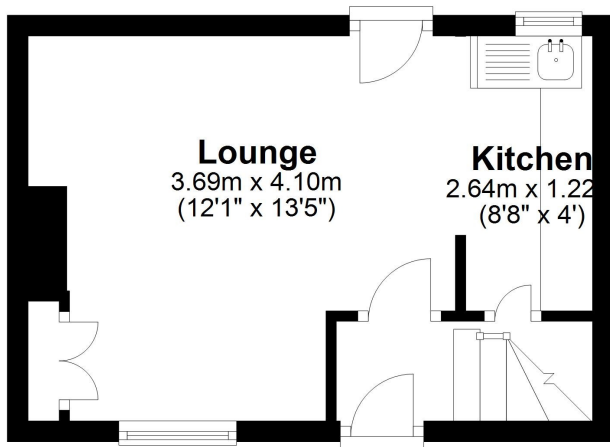
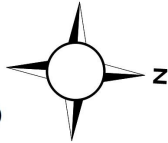






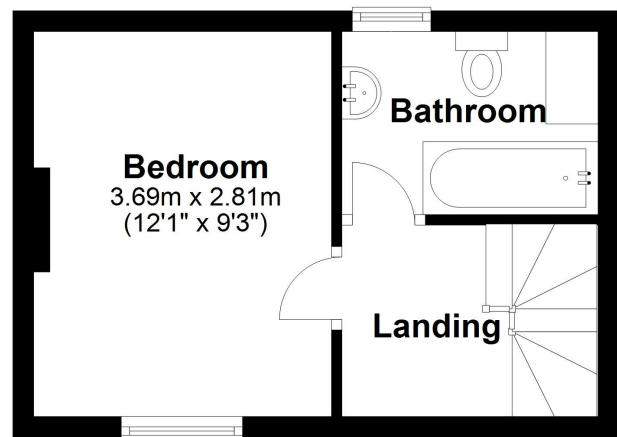
Ground Floor

Approx. 20.0 sq. metres (215.1 sq. feet)



First Floor

Approx. 19.8 sq. metres (213.2 sq. feet)



Total area: approx. 39.8 sq. metres (428.3 sq. feet)

Tenure Freehold **Council tax** Band A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. 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 : 11th January 2024