

# 63 Lancaster Ave, Dawley TF4 2HS



£49,950 region

Spacious first floor flat conveniently situated and offering lounge, two good bedrooms, kitchen and bathroom. Gas central heating and UPVC double glazing. Garden to rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
	70	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	66	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Entrance Lobby**

**Lounge (16'9" x 15'11")** With windows to front and side, central heating radiator, and gas fire.

**Kitchen (10'10" x 7'7")** With window to rear, and range of wall and base units.

**Inner Lobby** With radiator, airing cupboard and access to loft.

**Bedroom 1 (11'5" x 11'6")**With Window out to front and central heating radiator.

**Bedroom 2 (10'6" x 8'2")** "With window to rear and central heating radiator.

**Bathroom** With window out to rear and bathroom suite.

**Outside** Rear garden area.

**Tenure** Leasehold

**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 : 10th May 2011 Ref: 1215