



Helping *you* move



89 Shropshire Street, Market Drayton, TF9 3DQ
FOR SALE BY MODERN METHOD OF AUCTION - Full of Character, this is a spacious, Four Bedroom Semi-Detached House set out over three floors, with two Reception Rooms, a large, pretty Garden and Garage - and is offered to the market with No Upward Chain.

Guide Price
£240,000

Overview

- Four Bedroom Semi-Detached House with No Upward Chain
- Full of Character and Original Features
- Entrance Hall, Lounge with Feature Open Fireplace
- Living Room with Log Burner and Patio Doors, Kitchen, Utility, WC
- Two Bedrooms, Dressing Room and Bathroom to First Floor, Two Further Bedrooms to Second Floor
- Large, Pretty Rear Garden, Garage
- Council Tax Band – D
- Energy Rating - D



Brief Description

To the ground floor is the Hallway, the Lounge with bay window, exposed floorboards, feature fireplace and the high ceilings which you'll find throughout the ground and first floors. The Living Dining Room has a log burning stove and patio doors to the Garden. The Kitchen has a good range of units with space for your cooker, dishwasher and fridge and a large understairs cupboard, the Utility has a door to the Garden, space for your washing machine, tumble dryer and fridge freezer - and a door to the ground floor WC.

To the first floor are two Double Bedrooms, a Dressing Room and the Bathroom with roll-top bath and separate shower. To the second floor, there's space on the Landing for an Office area or Storage, plus two Double Bedrooms with reduced headroom under the eaves.

Heading out to the rear Garden and there's a Patio area, very long lawn with mature trees, shrubs and borders, coal and log store, and two brick-built sheds one of which has light and power. The property also has a Garage with Parking Place which is accessed along The Old Armoury and so is approximately a 200 meter walk from the property itself.

Location

Within walking distance of Market Drayton town centre, a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating 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: Shropshire Council
Tel: 0345 678 9002

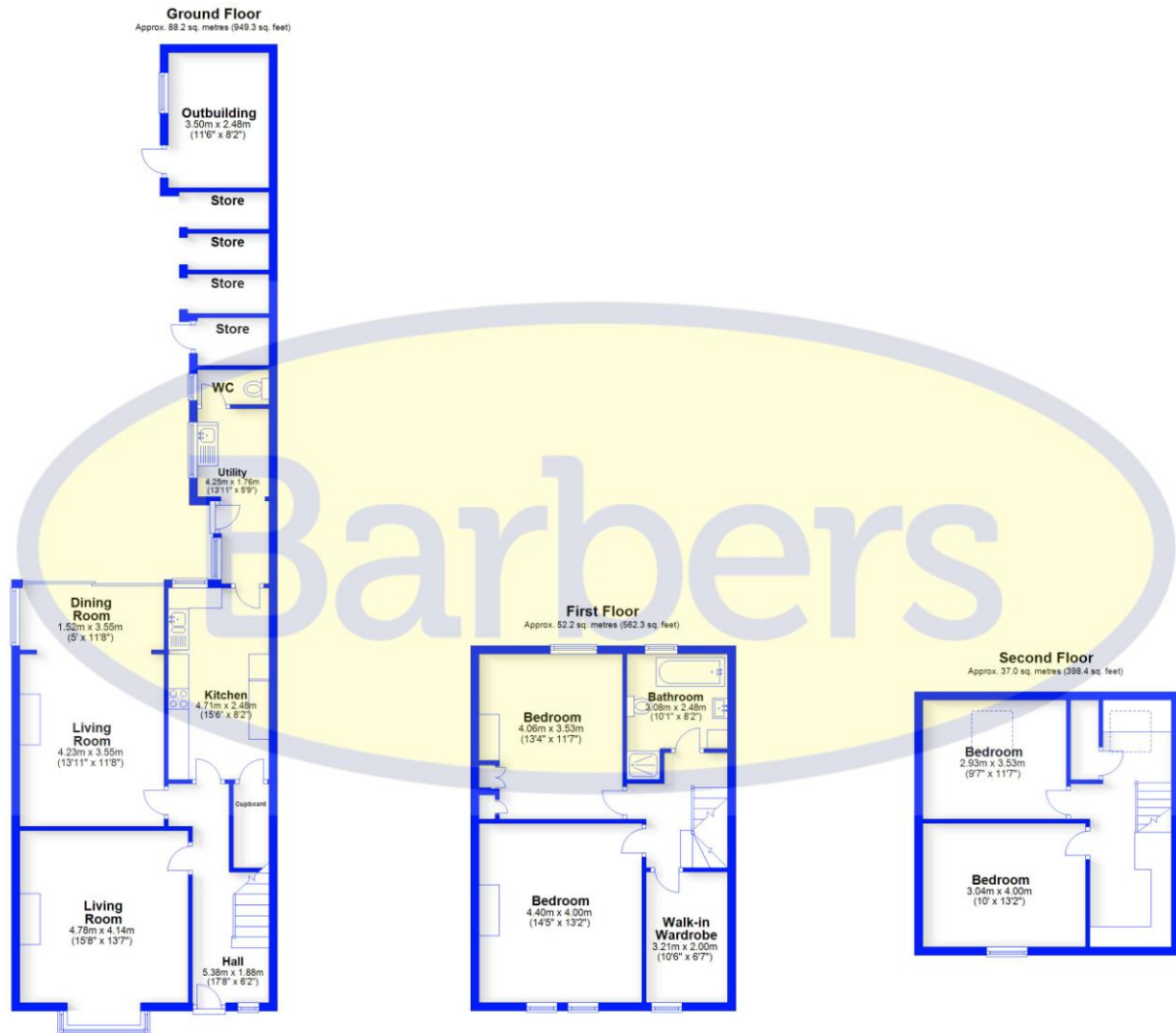
TENURE: We are advised that the property is Freehold



DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage and then right on Frogmore Road. This becomes Shropshire Street where the property is on your left and can be identified by our For Sale sign. The parking is to the rear of the property - turn left on The Old Armoury and turn right after the bungalows - the parking space is in front of the far Garage against the fence.

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.



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: 01630 653641

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@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.