



Helping *you* move



## 24 Farcroft Drive, Market Drayton, TF9 3HB

A smart, modernised Two Bedroom Semi-Detached Bungalow that has been updated throughout including new Kitchen and Bathroom, with a larger-than-average rear Garden - and offered to the market with No Upward Chain.

Offers In Region Of  
**£210,000**

## Overview

- Two Bedroom Semi-Detached Bungalow with No Upward Chain
- Highly Popular Residential Area
- New Carpets & Redecorated Throughout
- New Kitchen, New Bathroom
- Dining Lounge, Two Bedrooms, Conservatory
- Large Rear Garden with Patio Area
- Driveway Parking, Single Detached Garage
- Council Tax Band - B, Energy Rating - C



## Brief Description

The front door opens to the newly fitted Kitchen that leads to the Dining/Sitting Room which is a lovely light room with large picture window to the front of the house and benefits from the new carpets that runs throughout all the living spaces of this newly updated bungalow. Off the inner Hall there's a large storage cupboard with Loft access. Bedroom One is a generous Double Bedroom and Bedroom Two is a Small Double Bedroom that would also make a perfect Snug as it has sliding patio doors out to the Conservatory. Completing the accommodation is the newly fitted Bathroom.

To the front of the property is a gravelled front Garden which could be utilised as additional Parking, plus the Driveway that runs up to the Detached Single Garage. To the rear of the property is a large-than-average Garden with a patio seating area and a large lawned Garden that runs down to some steps and an archway to a more informal, wildlife Garden.

## Location

Market Drayton is 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. This property is on the town circular bus route.

A wider range of shops and facilities can be found via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



# Your Local Property Experts

## 01630 653641



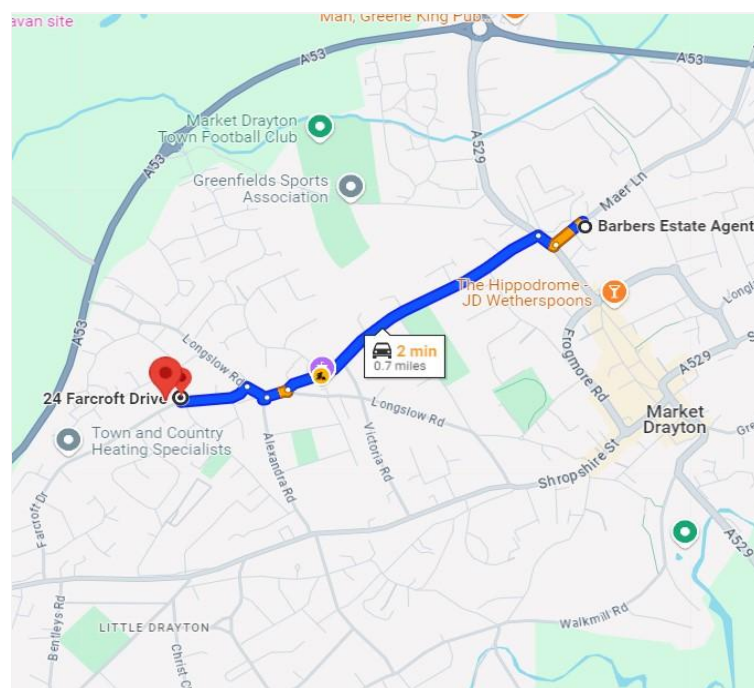
### Useful Information

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

**SERVICES:** We are advised that XXXX 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:** Shropshire Council  
Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



**DIRECTIONS:** From our office on Maer Lane, turn left and then right by Nagington's Garage and left on Prospect Road. At the second mini-roundabout go right on Longslow Road and then immediately left on Farcroft Road - after approximately 0.2 miles the property will be on your right and can be identified by our For Sale sign

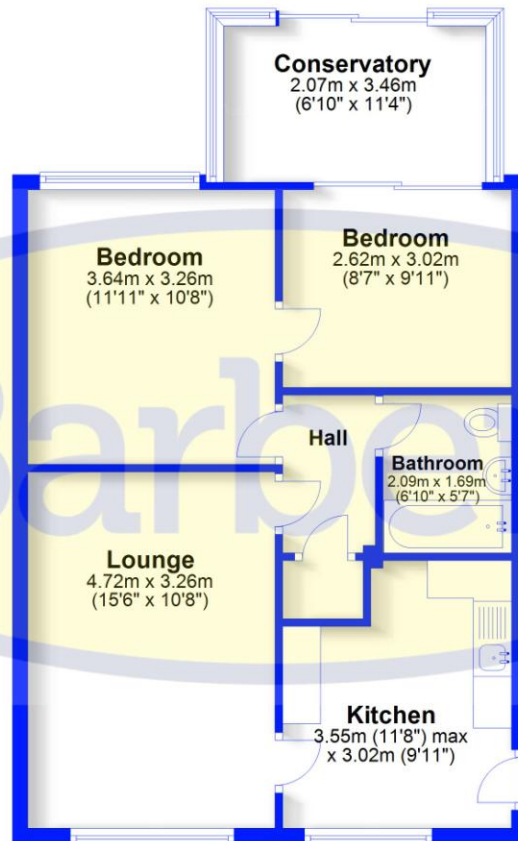
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are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

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### Ground Floor

Approx. 61.4 sq. metres (661.1 sq. feet)



Total area: approx. 61.4 sq. metres (661.1 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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](mailto: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.

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