



Helping *you* move



51 Hampton Drive, Market Drayton, TF9 3RP

This immaculate Four-Bedroom Detached House has been beautifully updated throughout including a new Kitchen, Bathroom and En Suite to the Principal Bedroom, with integral Garage, Driveway Parking and a pretty rear Garden.

Offers In Region Of
£340,000

Overview

- Beautifully Presented Four Bedroom Detached House
- With New Kitchen, WC, Bathroom and En Suite
- Entrance Hall, Breakfast Kitchen, Cloaks/WC, Lounge, Dining Room
- Principal Bedroom with En Suite, new Family Bathroom
- Pretty Rear Garden with Lawn and mature Flower Beds
- Integral Garage, Driveway Parking
- Council Tax Band - D, Energy Rating - C



Brief Description

The Entrance Hall has doors to the new Guest WC and the integral Garage which has light and power. The Breakfast Kitchen has been updated with new cabinet doors and flooring and has a door out to the rear Garden. The Lounge is a lovely, light space with a bay window overlooking the front garden, a feature fireplace and an archway that leads through to the Dining Room which has sliding patio doors out to the rear Garden.

To the first floor, is the central Landing with Loft access. The Principal Bedroom is a very generous space with a built-in wardrobe, and an newly updated En Suite Shower Room. There are three further Double Bedrooms, one with a triple built-in wardrobe, and a smart, newly refurbished Family Bathroom.

The outside space is just as nicely presented as the house itself! To the front of the property is a small Garden and a wide, smart driveway in front of the Garage. To the rear of the property is the pretty rear Garden with patio, mature flower borders and a garden shed - beyond which are playing fields.

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, and access to the Shropshire Union Canal.



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

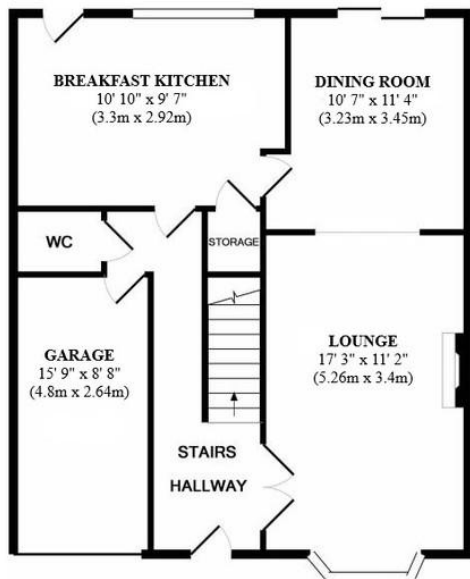
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



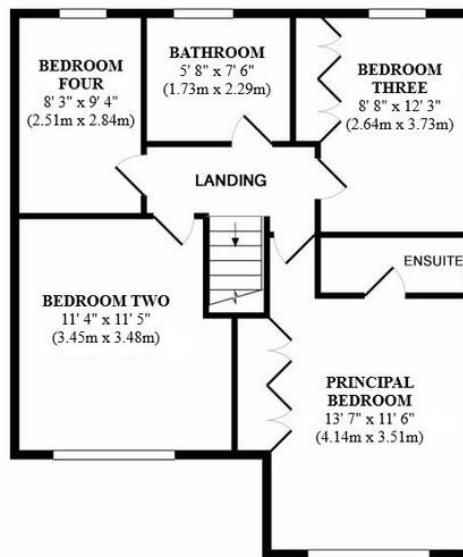
DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage and follow road out over the mini roundabout and over the bridge, turning left on Hampton Drive. Keep left on Hampton Drive and then bear right where you'll see the property on your left identified by our For Sale sign.

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.



GROUND FLOOR



1ST FLOOR



Floor Plan - Not to Scale
Please use as a guideline to layout only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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