



Helping *you* move



35 Prospect Road, Market Drayton, TF9 3BH

A very nicely presented, light and spacious Two Bedroom Detached Bungalow in a prime location on Prospect Road - with detached Garage and enclosed Garden - and is offered to the market with No Upward Chain.

Offers In Region Of
£250,000

Overview

- Two Bedroom Detached Bungalow in a Highly Popular Location with No Upward Chain
- Breakfast Kitchen, spacious Lounge, Conservatory
- Two Bedrooms, Shower Room
- Front Garden, Driveway leading to the Detached Garage
- Mature Rear Garden with Patio
- Walking Distance of Town Centre, on Town Circular Bus Route
- Council Tax Band - C, Energy Rating - D



Brief Description

The main entrance is to the side of the property and opens into the Breakfast Kitchen which has an excellent range of traditional wall and base units and space for your oven, washing machine and tall fridge freezer. The Lounge has a large bow window and a gas fire set on a slate hearth. Off the inner Hall is the Shower Room with a corner shower. Bedroom One is a double room with a wall of built-in wardrobes, one of which houses the hot water tank, and Bedroom Two is a generous single room and has sliding patio doors out into the large Conservatory that has patio doors out to the Garden.

Externally, to the front is a low-maintenance walled Garden with mature shrubs and the Driveway runs along the side of the property to the detached single Garage. To the rear of the property is a paved patio area with steps up to the lawn which is surrounded by mature shrubs and the flower beds that are a riot of colour in Spring.

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.

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.



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

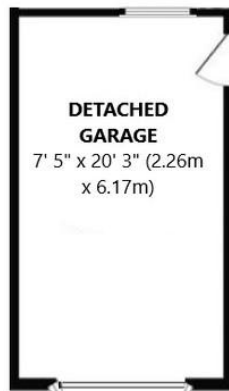
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage and then left on Prospect Road. After approximately 0.3 miles the property is on your left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

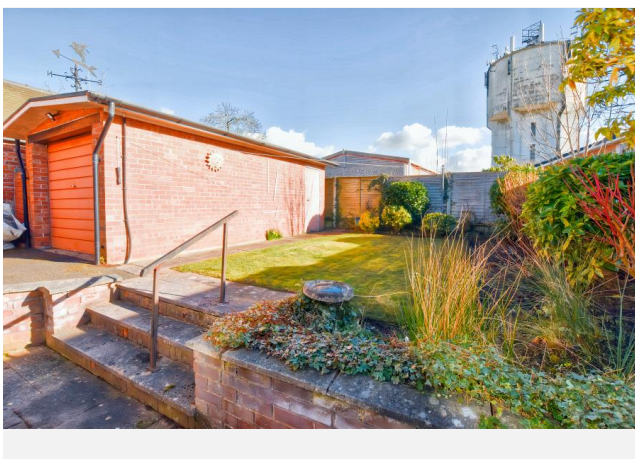
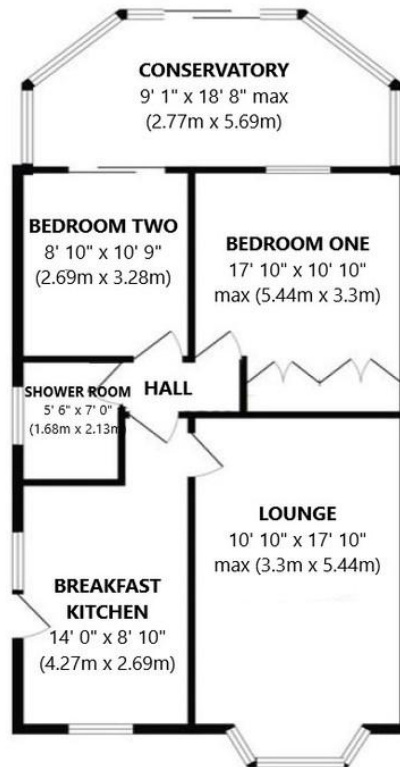


Barbers

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 floorplans 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 for 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.
Made with Metreplan C2024



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.



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