



Helping *you* move



8 Oakfield Road, Market Drayton, TF9 3HT

Set on the most wonderful Corner Garden Plot, this is a light and spacious Two Bedroom End-of-Terrace House that's offered to the market with No Upward Chain.

Offers In Region Of
£175,000

Overview

- Two Bedroom End-of-Terrace House on a Large, Enclosed Corner Garden Plot
- No Upward Chain
- Entrance Hall, Lounge, Dining Kitchen, Two Double Bedrooms, Modern Shower Room
- Brick Storage Sheds, Off Road Parking, Generous Enclosed Lawned Garden
- Walking Distance of Local Schools & Bus Stop
- Council Tax Band – B
- Energy Rating - D



Brief Description

The front door opens to the Hallway with stairs up to the first floor. The light and spacious Lounge has a large bay window, useful under stairs store and a feature fireplace. The Breakfast Kitchen runs the full width of the property and has a range of kitchen units with space for your oven and appliances, a built-in cupboard housing the hot water tank, and plenty of space for your kitchen table. The first floor Landing has Loft access. Bedroom One is a very generous double room as it was previously two bedrooms - and it could easily be returned to two rooms making this a three Bedroom property. Bedroom Two is a good size double room and completing the accommodation is the modern Shower Room with corner shower.

The outside space here is very special, with a large lawned Garden to three sides, double gates giving you access to the off-road Parking, and a rear courtyard area with brick built shed and a further garden shed.

Location

The property is within walking distance of a Primary school, local shops and is on the bus route for the Town Circular service.

Market Drayton is a busy market town with a weekly street market. 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.



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 are available and that the gas boiler will need replacing. 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.

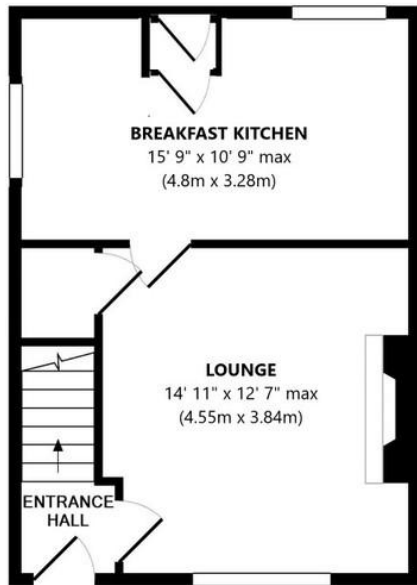


DIRECTIONS: From our office on Maer Lane, turn left, then right at Nagington's Garage and left on Prospect Road. At the second mini-roundabout turn left on Alexandra Road and then the property is on the corner of Alexandra Road and Oakfield Rd, with the large corner garden. Please note car exclusion zone at school pick up times.

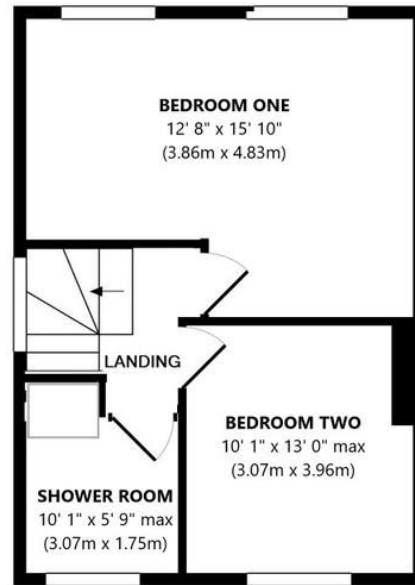
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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



GROUND FLOOR



1ST FLOOR

This Floor Plan is Not to Scale

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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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