



Semi-Detached Country House

Large Detached Metal Garage/Workshop

2 Bedrooms

Large Corner Plot

Refitted Kitchen/Diner

Far Reaching Rural Views

1 Pinfold Lane
Almington, Nr Market Drayton TF9 2QR
Offers in the Region Of £295,000



Locations like this are hard to beat!

Commanding far reaching views over rolling Shropshire countryside from its elevated position, this house is full of surprises, helped by the fact that the current owners have improved the house and transformed it into the delightful property that we see today.

The house occupies a large corner plot that has been enclosed by stock proof post and rail fencing and is thus ideal for the safety of children and pets. Landscaped patio areas and diffused downlighting along the fences have ensured that this is a lovely garden in which to sit and relax, especially during the summer months (on the odd occasion when it is not raining!).

Those with several vehicles will no doubt appreciate that there is ample off-road carparking and the large steel garage/workshop provides safe storage of vehicles and tools.

For peace of mind, CCTV security cameras and monitoring are included in the sale.

Inside, the house has been re-decorated and is very well presented. Undoubtedly, the 'piece-de-resistance' is the full width kitchen/diner that has been refitted, including modern rustic style base units with white granite worktops and fitted integral appliances. There is a comfortable lounge and upstairs there are 2 double bedrooms and a bathroom.

Market Drayton is the closest town, around two miles away, close to the Welsh Border it is on the River Tern, between Shrewsbury and Stoke-on-Trent. It has has a lot to offer including all the beautiful architecture, fantastic street market every Wednesday, public houses, a variety of restaurants, swimming baths and nursery, primary and secondary schools.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Canopied Porch

Recessed spotlights.

Entrance Hall *4' 5" x 3' 5" (1.35m x 1.04m)*

Laminate flooring, radiator and staircase to first floor.

Lounge *13' 2" x 12' 10" (4.01m x 3.91m)*

Exposed brick fireplace/chimney breast incorporating log burning stove on quarry tiled hearth, laminate flooring and radiator.

Refitted Kitchen/Diner *16' 4" x 7' 10" (4.97m x 2.39m)*

Belfast sink inset in white granite worktops with cupboards and integral dishwasher below, matching base units and wall cupboards with diffused lighting below, free-standing electric cooker with illuminated extractor hood above, skirting spotlights, integral upright fridge/freezer, uPVC double glazed stable back door, recessed ceiling spotlights, laminate flooring, contemporary radiator and leading to useful under stairs recess with ceiling spotlight.

Canopied Rear Porch

Recessed spotlights.

FIRST FLOOR

Landing

Loft access hatch with folding aluminium ladder leading to part boarded roof space with light.

Bedroom 1 *13' 3" max x 9' 10" (4.04m max x 2.99m)*

Radiator and leading to **WALK-IN WARDROBE** *4' 11" x 3' 5" (1.50m x 1.04m)* with radiator.

Bedroom 2 *11' 2" x 8' 10" (3.40m x 2.69m)*

Radiator.

Bathroom *7' 11" x 7' 2" (2.41m x 2.18m)*

P-shaped panelled bath with mains mixer shower unit having rainfall shower head plus separate hand-held attachment, glazed shower screen, pedestal wash hand basin and close coupled WC. Heated chrome towel rail, recessed ceiling spotlights and radiator.

OUTSIDE

Gravel driveway to the rear of the house with parking for 4 cars leads to the **LARGE DETACHED STEEL GARAGE/WORKSHOP** *22' 2" x 16' 6" (6.75m x 5.03m)* with lights, power, CCTV camera surveillance, roller door and connecting door from driveway.

There is further parking to the front of the house and steps from the pavement lead up to the main paved front entrance and side path to the rear of the house.

Lawned gardens to the front, side and rear, enclosed by a stock proof post and rail fence.

External Firebird free-standing oil central heating boiler. Gravel patio area and path leading to the garage. Fence downlights. Brick built WC and separate utility cupboard with plumbing for washing machine.

To the far side of the garage there is a general utility area with oil storage tank and ample space for wheelbarrow, ladder storage etc.

Services

Mains water and electricity. Septic tank drainage (shared with 7 other houses).

Central Heating

Oil fired boiler supplying radiators and hot water.

Tenure

Freehold.

Council Tax

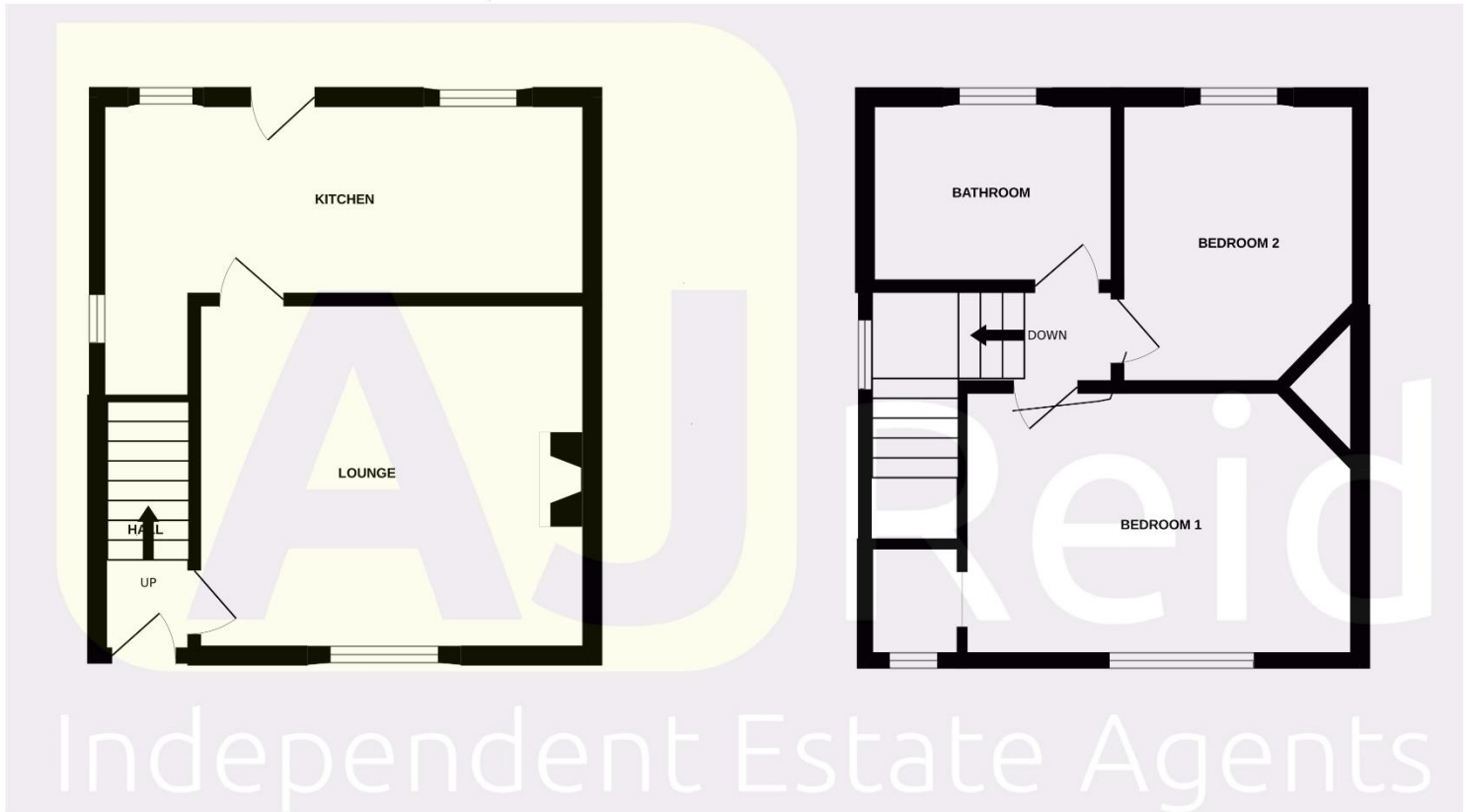
Newcastle Under Lyme Borough Council - Tax Band B.

Agents Note

Check broadband speed and mobile phone signal on [Mobile and Broadband checker - Ofcom](#)

GROUND FLOOR

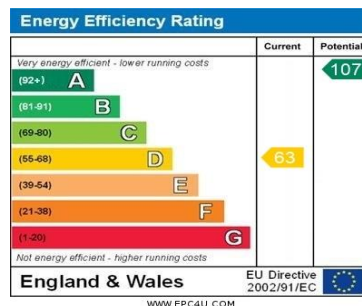
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions: From Market Drayton follow A53 towards Newcastle-Under-Lyme and after around half a mile take the second right into Pinfold Lane. The property is located after a short distance on the left hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



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