



TO LET

£750 Per calendar month

49 Salisbury Road, Market Drayton, TF9 1AR

A period semi detached two bedroom property situated within walking distance of the town centre. The accommodation comprises:- Entrance hall, living/dining room, kitchen, bathroom and two double bedrooms. Externally there is a small low maintenance front garden and rear garden with patio area. The property benefits from being redecorated and new carpets fitted, there is gas central heating and double glazing.



- Period Semi Detached Cottage
- Within Walking Distance Of The Town Centre
- Two Double Bedrooms
- Newly Decorated
- Newly Fitted Carpets
- Rear Garden



2 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

DESCRIPTION

A period semi detached two bedroom property situated within walking distance of the town centre. The accommodation comprises:- Entrance hall, living/dining room, kitchen, bathroom and two double bedrooms. Externally there is a small low maintenance front garden and rear garden with patio area. The property benefits from being redecorated and new carpets fitted, there is gas central heating and double glazing.

LOCATION

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool.

ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Having radiator and tiled flooring.

LIVING/DINING ROOM 25'05" x 12'10" max (7.75m x 3.91m max)

Having feature fireplace with coal effect fire and wooden surround, (non operational), covered ceiling, two radiators, window to front and glazed exterior door. Door into understairs cupboard.

KITCHEN 7'04" x 6'01" (2.24m x 1.85m)

Having Shaker style units with matching eye level cupboards, stainless steel sink unit with swan neck tap, matching work surface, tiled splash back, four ringed gas hob, electric oven, with extractor fan above, space and plumbing for washing machine, window to side and tiled flooring.

REAR HALLWAY

Continuation of tiled flooring and exterior door. Door into store cupboard housing 'Worcester' gas boiler.

BATHROOM

Having a white suite comprising a panel bath with shower over, pedestal wash hand basin, low level WC, window to side, radiator and fully tiled walls and flooring.

STAIRS AND LANDING

With newly fitted carpet, wooden panelling and window to side.

BEDROOM ONE 14'04" x 9'10" max (4.37m x 3.00m max)

With newly fitted carpet, window to front, fitted wardrobe and radiator.

BEDROOM TWO 10'11" x 10'09" (3.33m x 3.28m)

With newly fitted carpet, window to front, fitted wardrobe and radiator.

EXTERNALLY

The property has a small low maintenance garden to the front, there is a side passageway leading to the rear garden. At the rear there is a brick built store shed, paved area for bins and steps lead to the rear garden which is mainly laid to lawn with a patio area at the top.

COUNCIL TAX

The property is in Band B on the Shropshire Council Register.

TERMS

Rent £750 pcm

Deposit £865

First month's rent and deposit in advance

Sorry no smokers or pets permitted.

The property is to be let on an unfurnished basis.

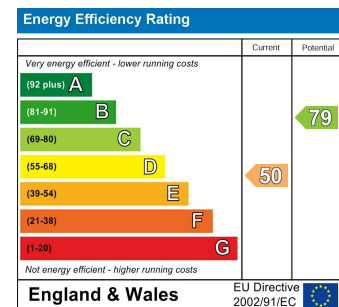
SERVICES

Mains water, electricity, drainage and gas are understood to be connected.

VIEWING

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230.

Energy Performance Ratings



Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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