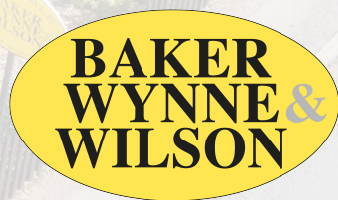




6 Oakley Folly, Market Drayton, Shropshire, TF9 2QF  
Guide Price £290,000



AN ATTRACTIVE 1920'S SEMI DETACHED HOUSE, SUBJECT TO AN IMPRESSIVE AND COMPREHENSIVE PROGRAMME OF MODERNISATION AND ENLARGEMENT, WITH A 65 FOOT FRONTAGE TO THE ROAD, AND A 250 FOOT REAR GARDEN ENJOYING SPECTACULAR SOUTH WESTERLY VIEWS OVER COUNTRYSIDE TOWARDS THE PECKFORTON HILLS, WELSH HILLS AND THE WREKIN.

### SUMMARY

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Bathroom, Landing, Three Good Bedrooms, Shower Room, Electric Radiators, uPVC Double Glazed Windows, Parking for Five Cars, Brick Tool Store, Gardens.

### DESCRIPTION

6 Oakley Folly was built in the 1920's of brick with part rendered elevations under a tiled roof and is approached over a gravel drive. It has been subject to an impressive and comprehensive scheme of modernisation and enlargement this year. The layout has been carefully thought through and optimised for living space and comfort, all rooms are well proportioned.

A particular feature of this property is the 250 foot rear garden that enjoys quite magnificent South Westerly views over countryside and backs onto Oakley Folly. There is a raised area at the end of the garden, ideal for a garden room/summerhouse. On a practical note there is a large driveway providing car parking/turning space and plenty of elbow room to the side.

### LOCATION & AMENITIES

The house lies on the A53, three miles from the market town of Market Drayton and one mile from the centre of the village of Loggerheads. Newcastle Under Lyme is 10 miles and Nantwich 15 miles. Loggerheads has a public house, local co-op, butchers, post office, pharmacy, barbers, fast food fish bar and Chinese restaurant/takeaway. Market Drayton is a busy market town with a weekly street market every Wednesday and who's charter dates back to 1245. The town has the Grove School with sixth form, indoor swimming pool, doctors clinic, dentist and a range of cafes, shops, supermarkets and sports clubs.

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 main line train stations are at Crewe and Stoke on Trent, and the M6 is approximately 30 minutes drive.

### DIRECTIONS

On approaching Market Drayton from Audlem, at the Gingerbread roundabout turn left towards Newcastle Under Lyme (A53) proceed for 3.1 miles and the property is located on the left hand side.

### ACCOMMODATION

With approximate measurements comprises:

#### ENTRANCE HALL

Composite entrance door, wood laminate floor.

#### SITTING ROOM

16'0" x 11'10"

Decorative fireplace with oak mantle, best electric radiator, carpet.

#### KITCHEN/DINING ROOM

18'9" x 13'10" plus recess

An excellent range of fitted units comprising stainless steel one and half bowl single drainer sink unit with cupboards under, floor standing cupboard and drawer units with timber worktops, island unit/breakfast bar with timber worktop, integrated oven, microwave, warming drawer and four burner ceramic hob unit with extractor hood above, integrated refrigerator/freezer and dishwasher, double glazed French windows to patio, double glazed door to side, two double glazed roof lights, wood laminate floor, inset ceiling lighting, understairs cupboard, kick heater.

#### STORAGE ROOM

Located under the stairs.

#### UTILITY ROOM

4'9" x 4'9"

Plumbing for washing machine, laminate floor.





## BATHROOM

5'6" x 5'0"

White suite comprising panel bath, low flush W/C and small vanity unit with inset hand basin, fully tiled around bath, part tiled walls, wood laminate floor, inset ceiling lighting, Dimplex wall heater.

## STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

5'9" x 5'8"

Access to loft.

## BEDROOM NO. 1

12'2" x 10'2"

Best electric radiator.

## BEDROOM NO. 2

11'2" x 9'7"

Original cast iron fire grate, Best electric radiator.

## BEDROOM NO. 3

9'6" x 7'10"

Best electric radiator.

## SHOWER ROOM

7'2" x 6'9"

White suite comprising low flush W/C and vanity unit with inset hand basin, tiled shower cubicle with Mira shower, wood laminate floor, part tiled walls, chrome radiator/towel rail.

## OUTSIDE

Large gravel car parking and turning area to the front, enclosed gravel and flagged yard to side with two outside taps and power point. Brick tool store, flagged patio.

## GARDENS

There is a raised flower bed to the front. The rear garden is extensively lawned and extends to about 250 feet. It backs onto Oakley Folly and enjoys stunning South Westerly views over open countryside.

## SERVICES

Mains water and electricity. Recently installed sewerage treatment plant. N.B. Tests have not been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## TENURE

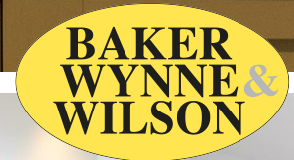
Freehold.

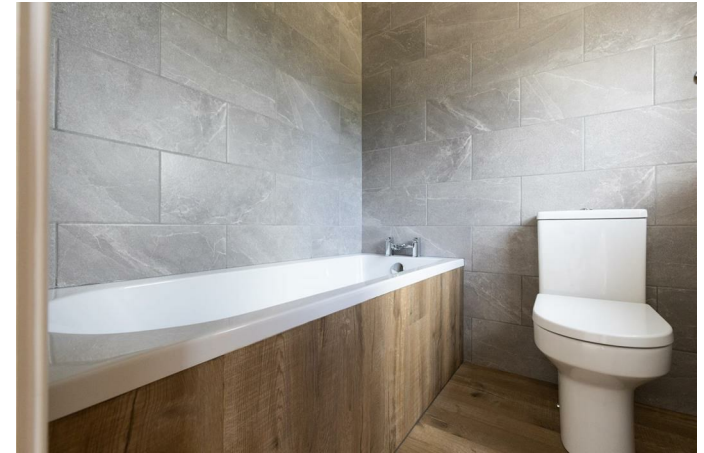
## COUNCIL TAX

Band B.

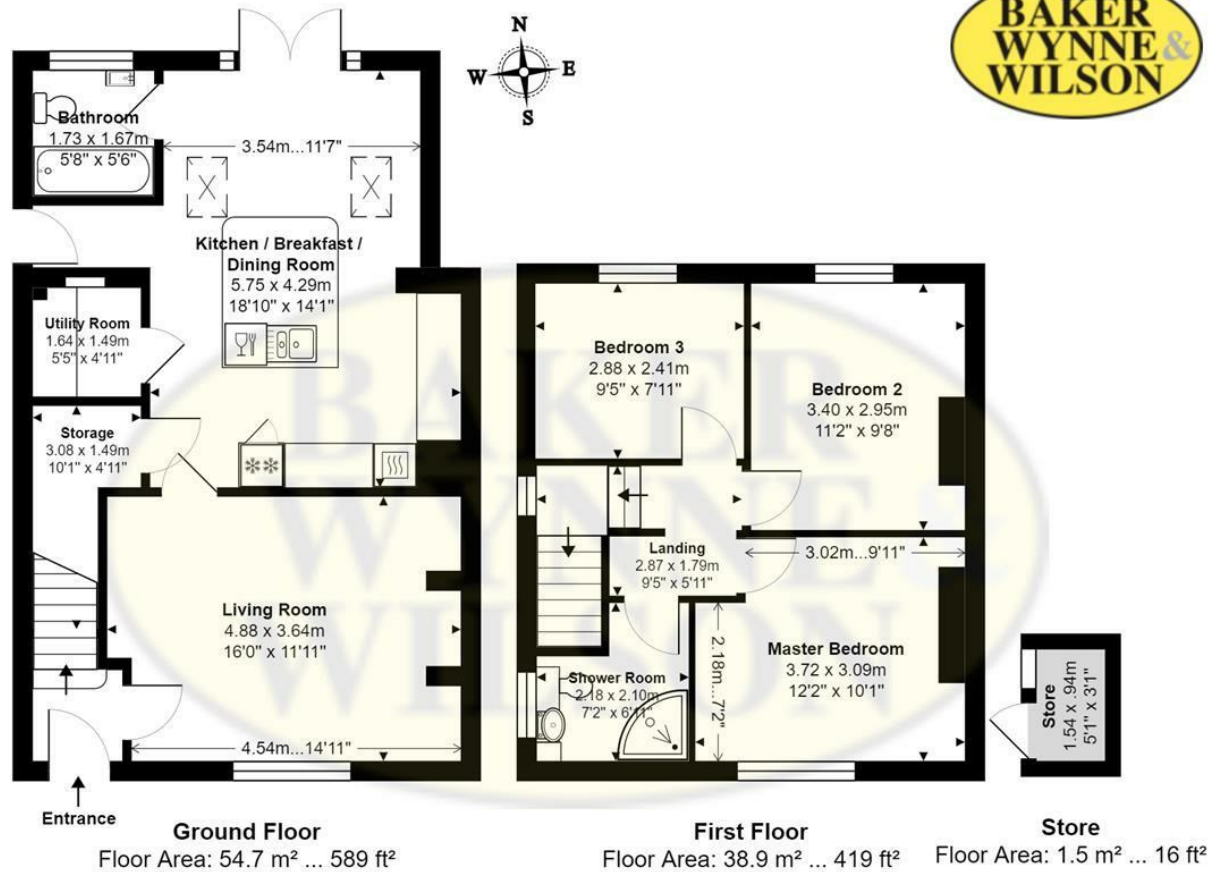
## VIEWINGS

By appointment with BAKER, WYNNE & WILSON  
38 Pepper Street, Nantwich. (Tel No: 01270 625214).





**BAKER  
WYNNE &  
WILSON**



**6 OAKLEY FOLLY, MARKET DRAYTON, SHROPSHIRE, TF9 2QF**

Approximate Gross Internal Area: 95.1 m<sup>2</sup> ... 1024 ft<sup>2</sup> Includes Store

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
 This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
 Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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