



£230,000

KEY TENURE: **Freehold**

EPC RATING: **TBC**

COUNCIL TAX BAND: **B**

Market Drayton

Westland Road
Market Drayton Shropshire



We have the perfect home for a young family located in a popular part of Market Drayton. Positioned just a hop, skip and a jump away from the children's playground and set in lovely gardens ideal for the young ones and with ample off road parking.

Inside you will find a layout which is ideal including two separate reception rooms and modern fitted kitchen to the ground floor. Upstairs there are three bedrooms, two of which are doubles, modern bathroom and separate WC. Although ideal of a family the home will appeal to most buyers looking for a great home in this popular part of town.

- Beautifully Presented Semi Detached House
- Two Separate Reception Rooms
- Contemporary Fitted Kitchen
- Three Bedrooms
- Modern Bathroom & Separate WC
- Off Road Parking & Lawned Gardens

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Hallway

Accessed through a double glazed composite front entrance door with staircase to the first floor and radiator.

Lounge 14' 6" x 12' 0" (4.42m x 3.67m)

A spacious reception room with chimney breast recessed fireplace with wood burner set on a brick hearth and timber mantle over. Radiator and double glazed window to the front.

Dining Room 10' 11" x 12' 0" (3.32m x 3.65m)

Radiator and double glazed window to the rear.

Kitchen 12' 5" x 10' 0" (3.79m x 3.04m)

Fitted with a range of contemporary base and wall units with work surfaces to two sides incorporating a one and a half bowl stainless steel sink unit, drainer and mixer tap. Integral four ring gas hob with cooker hood over and electric oven below with further spaces for a washer and dryer. Tiling to the floor, under stair store cupboard, double glazed door to the side and double glazed window to the rear.



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Landing

Double glazed window at mid level to the staircase, loft access and radiator.

Bedroom One 14' 8" x 12' 1" (4.46m x 3.68m)

A generous sized double bedroom which has a built in wardrobe, radiator and double glazed window to the front.

Bedroom Two 11' 1" x 12' 0" (3.38m x 3.67m)

Another double bedroom which has a radiator and double glazed window to the rear.

Bedroom Three 7' 8" x 10' 0" (2.33m x 3.05m)

Radiator and double glazed window to the rear.

Bathroom 6' 2" x 4' 6" (1.87m x 1.37m)

Fitted with a contemporary suite comprising vanity wash basin with mixer tap and panel bath with mixer tap, mains fed shower over and glass screen. Tiling to the walls, heated towel rail and double glazed window to the side.

Separate WC

Having tiling to the walls, low level WC and double glazed window to the side.

Outside Front

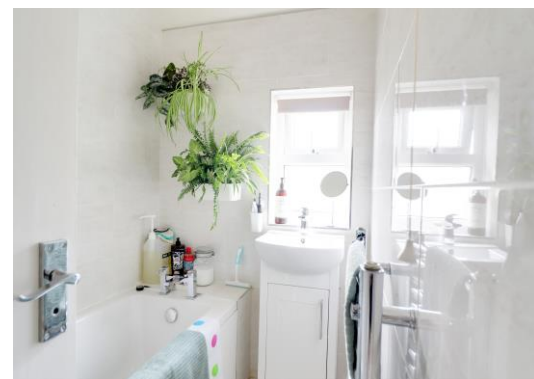
There are two lawns gardens to the front separated by the path to the front entrance door. To the side of the garden is a driveway providing ample parking.

Outside Raer

There is a patio adjacent to the home leading onto a lawned garden with established planted borders with further flower bed, small ornamental pond and decking sun terrace.

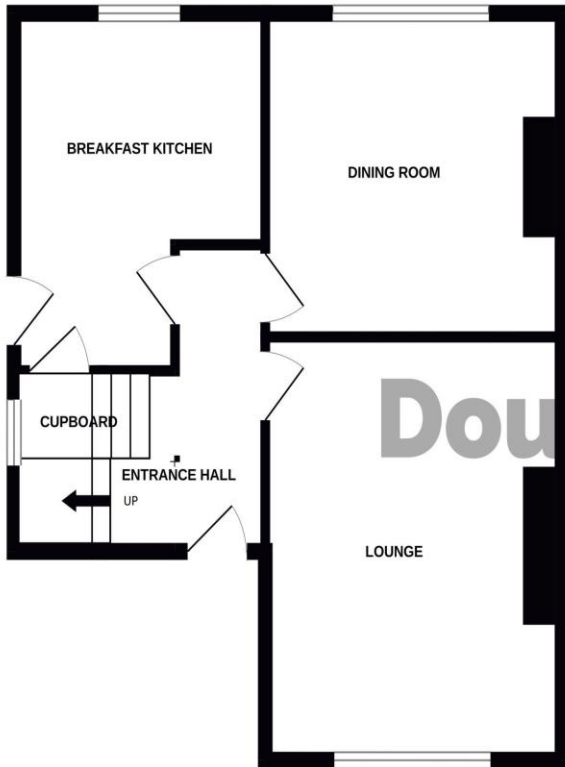
Agents Notes

The home was underpinned in 1992 and a completion certificate was issue in by North Shropshire District Council in February 1992. This work was done on behalf of a previous owner. The current owner secured a mortgage at the time of purchase.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC

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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