



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Market Drayton

Dairy Close  
Market Drayton Shropshire



**Whether you're a first-time buyer, a savvy investor, or simply looking to downsize, this charming three-bedroom semi-detached home on Dairy Close is calling your name!**

Nestled just a stroll away from the town centre, this gem offers a coveted allocated parking space and a delightful enclosed walled garden perfect for relaxing or entertaining. Inside, you'll find a welcoming entrance hall, a sleek and contemporary fitted kitchen, a convenient ground floor WC, and a generous lounge/diner that's perfect for both cozy nights in and or entertaining friends and family. Head upstairs to discover three inviting bedrooms and a stylish bathroom featuring a modern suite. Don't miss out, arrange your viewing today and see how this home can fit perfectly into your lifestyle!

- Semi-Detached Property
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Three Bedrooms & Family Bathroom
- Lawned Rear Garden
- Allocated Parking Space

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

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



## Entrance Hallway

Double glazed front entrance door, radiator and stairs to the first floor.

## Guest WC

Fitted with a low level WC and wash basin. Radiator and double glazed window to the front.

## Lounge/Diner 15' 8" x 13' 10" (4.77m x 4.22m)

A spacious reception room, large enough to also accommodate a dining table and having radiator, double glazed French doors to the rear elevation opening onto the rear garden and double glazed windows to each side.

## Fitted Kitchen 9' 10" x 7' 0" (3.0m x 2.14m)

Fitted with a range of modern wall and base units with complementary worksurface over which incorporates a one and a half bowl sink unit and drainer, integrated electric oven and gas hob with extractor over, integrated fridge freezer, space for a washing machine, double glazed window to the front and radiator.



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## Landing

Doors off to the three bedrooms and family bathroom and loft hatch.

## Bedroom One 11' 0" x 10' 6" (3.35m x 3.2m)

Two double glazed windows to the front elevation, built in storage cupboard, radiator.

## Bedroom Two 6' 10" x 8' 3" (2.08m x 2.52m)

Radiator and double glazed window to the rear.

## Bedroom Three 6' 9" x 9' 4" (2.07m x 2.85m)

Radiator and double glazed window to the rear.

## Family Bathroom 5' 7" x 6' 1" (1.71m x 1.86m)

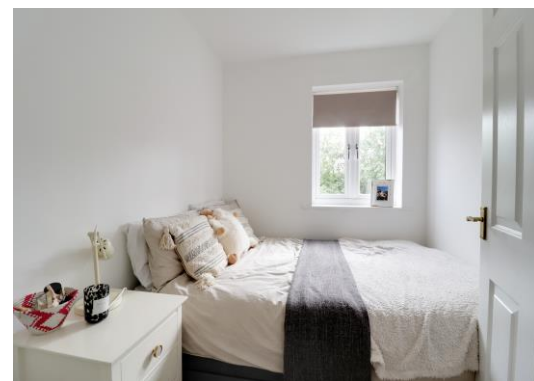
White suite comprising; low level WC, pedestal hand wash basin and bath with electric shower over, double glazed window to the side elevation and radiator.

## Outside Front

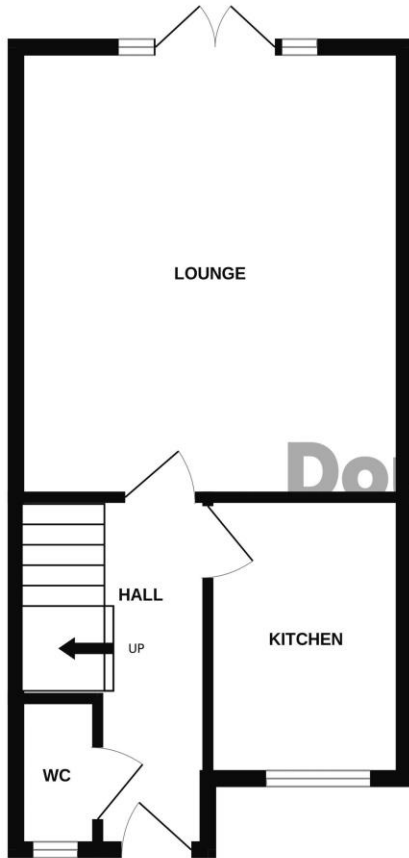
The home is set back behind a lawned front garden and path to the front entrance door.

## Outside Rear

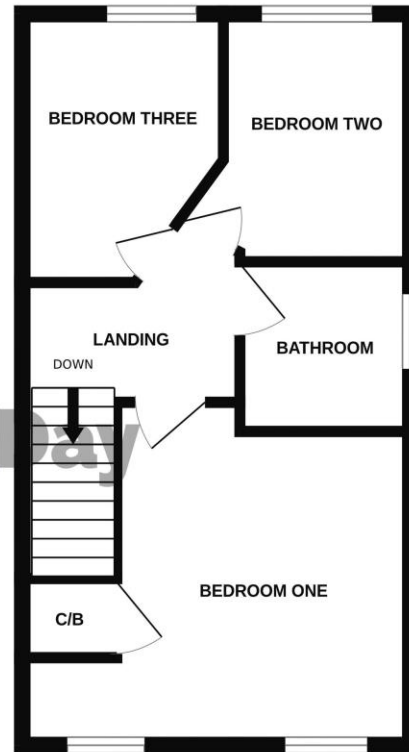
The enclosed rear garden has a paved patio, apple tree and a lawn with gate to the rear leading to the allocated parking space and further gate to the side.



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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Energy Efficiency Rating		Current	Potential
255+	A		86
191-254	B		
155-190	C	72	
135-154	D		
115-134	E		
95-114	F		
55-94	G		

All energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC  
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