



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: C

£ COUNCIL TAX BAND: C

## Market Drayton

Farcroft Drive  
Market Drayton Shropshire



***If you are searching for a family home that has been tastefully decorated and offers an overall well presented home with modern kitchen and bathroom then we have found your dream.***

If you would like to unpack and relax then this semi-detached home will tick your boxes. As soon as you walk through the front door of the porch and into the hallway you will know you won't be disappointed. There is a lovely lounge and a contemporary fitted dining kitchen and to the first floor there are three bedrooms and a modern bathroom suite including P shaped shower bath. Also set in pleasant gardens to the front and rear, ample parking to the drive and a detached garage. Don't watch this lovely home pass you by, book your viewing now.

- Stylishly Presented Semi Detached House
- Lounge & Fitted Modern Dining Kitchen
- Modern Bathroom Suite
- Three Bedrooms
- Front & Rear Gardens, Driveway & Garage
- Popular & Convenient Location

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 Porch

Double glazed front entrance door gives access to the porch with double glazed windows to each side. A further glass door leads into the hallway.

## Entrance Hall

Stairs off to the first floor, radiator and doors off to the lounge and dining kitchen.

## Lounge 11' 4" x 12' 10" (3.45m x 3.91m)

A tastefully decorated room with radiator and double glazed window to the front.

## Dining Kitchen 9' 10" x 19' 2" (3.0m x 5.85m)

A generous sized and contemporary fitted kitchen offering a range of base and wall units, work surfaces to three sides and inset stainless steel single drainer sink unit and mixer tap. There is a built in cooker with stainless steel splash back up to the fitted cooker hood over. Inset ceiling spot lighting, under stair storage cupboard, half glass double glazed door to the rear, radiator and two double glazed windows to the rear.



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## Landing

Having doors off to all first floor rooms, airing cupboard and double glazed window to the side.

## Bedroom One 11' 3" x 10' 9" (3.44m x 3.27m)

The double bedroom has a built in wardrobe with sliding mirror doors, radiator and double glazed window to the front.

## Bedroom Two 8' 6" x 11' 1" (2.6m x 3.38m)

Built in wardrobe with sliding mirror doors, radiator and double glazed window to the rear.

## Bedroom Three 6' 8" x 8' 3" (2.04m x 2.52m)

Radiator and double glazed window to the front.

## Family Bathroom 5' 7" x 7' 10" (1.71m x 2.38m)

Fitted with a contemporary white suite comprising low level WC, pedestal wash basin with mixer tap and P shaped bath with shower screen and electric shower over. Part tiling to the walls, heated towel rail and double glazed windows to the side and rear.

## Outside Front

A decorative stone covered front garden sits behind a hedgerow to the front boundary and also has a circular centre planted area as well as planted borders. A driveway to the side leads to the garage at the rear via tall double gates.

## Outside Rear

There is a paved patio leading onto the lawned garden with planted borders and decorative shale area planted with roses. There is also a garden shed.

## Detached Garage 16' 2" x 8' 7" (4.92m x 2.62m)

Having up and over doors, power and lighting.

## Agents Notes

We understand that the solar panels on the roof of the property produce free electricity for the property with the remaining electricity going back into the grid and the panels are held on a leasehold agreement. You should seek clarification from your Solicitor at an early stage in the transaction.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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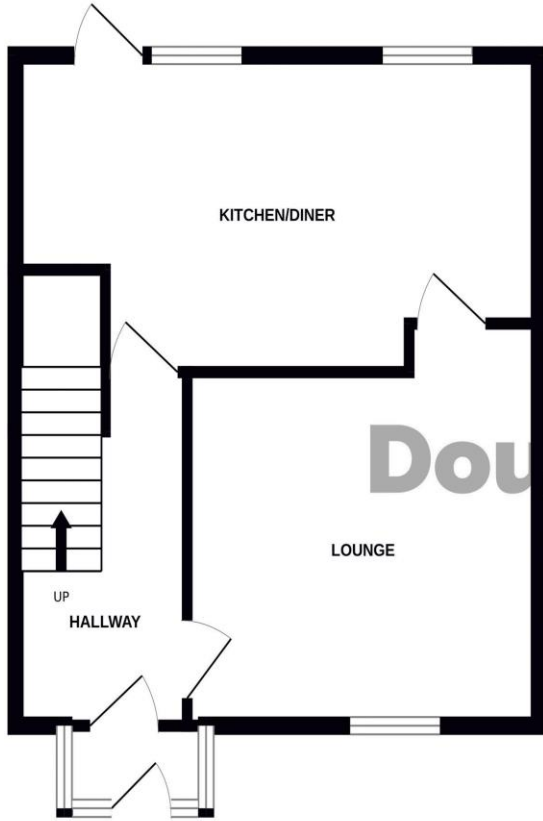
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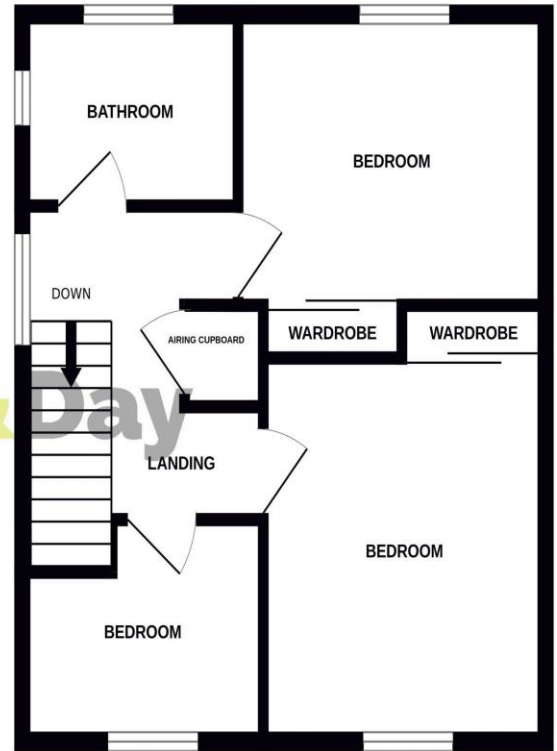
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GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
EU energy efficiency - higher running costs		79	88
England & Wales		EU Directive 2002/91/EC	
		www.epc.org.uk	

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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