



£190,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: B

Market Drayton

Bartons Lane
Market Drayton Shropshire



Located on a corner plot, this characterful semi detached cottage style house is a lovely home, ideal for a first time buyer, young family or even an investor.

Comprising side entrance hall, lounge/diner which is open plan to the breakfast kitchen, separate utility and family bathroom and to the first floor there are two bedrooms. Outside there are decorative stone covered gardens which is enclosed by timber fencing to the side and rear.

- Character Cottage On Corner Plot
- Lounge/Diner & Breakfast Kitchen
- Separate Utility & Bathroom
- Two Bedrooms
- Gardens To Front & Side
- Ideal For First Time Buyer Or Family

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

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Entrance Hall

Having composite double glazed side entrance door with stairs off to the first floor and doors off to the bathroom and breakfast kitchen.

Lounge/Diner 18' 3" x 12' 0" (5.57m x 3.66m)

Having fire surround with marble inset and hearth and coal effect gas fire. Door to an under stair store cupboard, radiator and double glazed and leaded window to the front. Open plan to the breakfast kitchen.

Breakfast Kitchen 13' 11" x 8' 7" (4.24m x 2.62m)

Fitted with base units and work surfaces to two sides incorporating a stainless steel single drainer sink unit and mixer tap, tiled splashbacks and space for a cooker with fitted cooker hood over. Radiator and double glazed and leaded window to the rear. Door off to the separate utility and hallway.

Utility 7' 3" x 8' 0" (2.2m x 2.43m)

Fitted with a triple wall unit and having spaces for various appliances. Tiling to the floor, double glazed and leaded window and half glass double glazed and leaded window to the rear.



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Bathroom 9' 1" x 5' 5" (2.78m x 1.64m)

Located off the hallway and having a low level WC, pedestal wash basin and corner bath with hand held shower mixer tap. Tiling to the walls and double glazed and leaded window to the side.

Landing

Door off to the two bedrooms.

Bedroom One 10' 9" x 12' 2" (3.27m x 3.7m)

Corner cupboard, radiator and double glazed window to the front.

Bedroom Two 10' 9" x 10' 4" (3.28m x 3.15m)

Another double bedroom with over stair cupboard, radiator and double glazed and leaded window to the rear.

Outside Front

The property is located on a corner plot and has a decorative stone covered front garden which extends to the side.

Outside Rear

The enclosed side garden again has decorative stone covering and walkway to the rear with door to the utility at the rear.

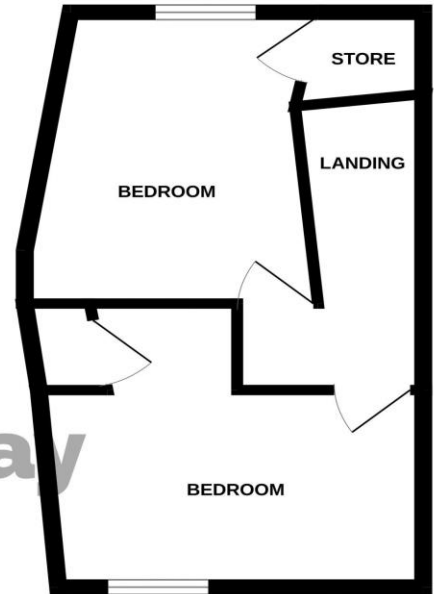
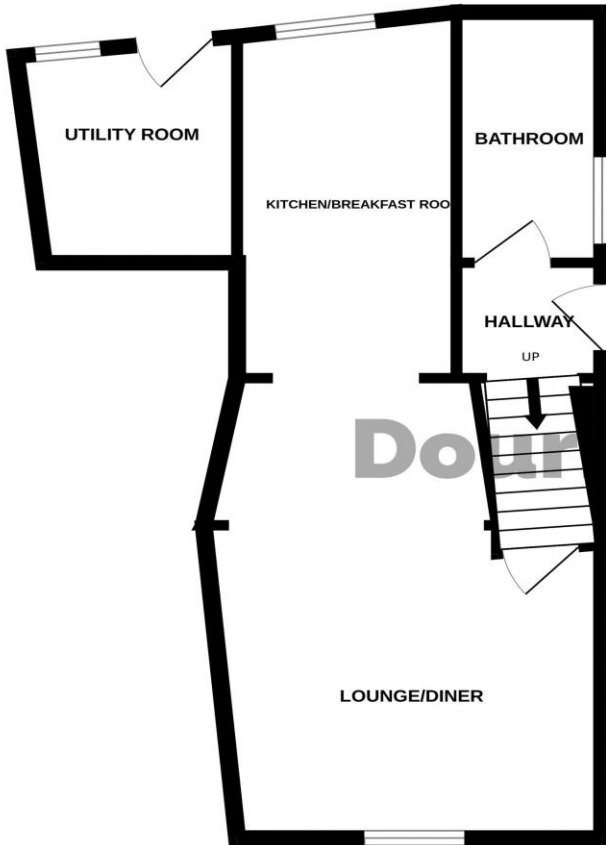
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GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
<small>www.epc4all.com</small>			

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