



Helping *you* move



74 Prospect Road, Market Drayton, TF9 3BJ

A nicely presented Three Bedroom Detached Bungalow on a generous corner plot that's recently been updated throughout including a new Kitchen and Bathroom, and being newly redecorated and carpeted throughout - it's in pristine 'move-in' condition so could soon be your new home!

Asking Price

£350,000

Overview

- Nicely Presented Three Bedroom Detached Bungalow
- Recently Updated Throughout
- Entrance Hall, Lounge, new Dining Kitchen with Central Island
- Two Double and one generous Single Bedrooms, Stylish, New Bathroom with Bath & Shower
- Good-Size Rear Garden with Lawn & Patio Seating Area
- Detached Garage & Driveway Parking for Several Cars
- Council Tax Band - D, Energy Rating - D



Brief Description

The spacious accommodation, includes the Entrance Hall that leads to a bright and welcoming Lounge featuring a large front-facing window, and the undoubted heart of this lovely home is the newly refitted Dining Kitchen offering an excellent range of contemporary units, integrated double oven with electric hob and extractor and a stylish central island complete with wine fridge - and a large store cupboard housing the new gas central heating boiler.

An inner Hallway provides useful storage and access to the three well- proportioned Bedrooms - one with new French doors out to the Garden - and the newly updated modern family Bathroom with both a bath and a separate shower.

To the rear is a fully enclosed rear Garden with a large lawned area and garden shed. The Detached Garage includes a pedestrian door to the garden and an up- and- over front door. To the front, there is Parking for three to four vehicles along with an additional lawned Garden enclosed by a brick retaining wall and picket fence.

Location

Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

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.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that all mains services and gas central heating are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane, turn left, then right at the mini-roundabout and then left on Prospect Road. The property is at the end of the road on the right hand-side before the second of the mini-roundabouts and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

Ground Floor

Approx. 1079.8 sq. feet



Total area: approx. 1079.8 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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