



Helping *you* move



106 Farcroft Drive, Market Drayton, TF9 3EZ

A light and spacious Three Bedroom Semi-Detached House with Detached Garage, Driveway Parking and a Landscaped Rear Garden that's offered to the market with No Upward Chain.

Offers In Region Of
£185,000

106 Farcroft Drive,
Market Drayton, Shropshire,
TF9 3EZ

Helping *you* move

Overview

- Three Bedroom Semi-Detached House
- Entrance Hall, Lounge, Dining Kitchen
- Two Double & One Single Bedrooms
- Family Bathroom, No Upward Chain
- Detached Garage, Landscaped Rear Garden
- Detached Garage
- Landscaped Rear Garden
- Highly Popular Residential Area



Brief Description

To the ground floor is the Entrance Hall with storage under the stairs that lead up to the first floor Landing, and to your right is the generous Lounge with bay window overlooking the front of the property. To the rear of the property is the Dining Kitchen with light flooding in through two windows overlooking the rear Garden. To the first floor are two Double Bedrooms - one with built-in wardrobes - a Single Bedroom and the Family Bathroom, making this the ideal family home.

Externally, there's Driveway Parking to the front and side of the property. To the rear is a good-size enclosed Garden with lawn and two patio spaces that are just perfect for catching the sunshine through the day. The Detached Garage has light, power and an up-and-over garage door.

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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.



Your **Local** Property Experts

01630 653641



PLEASE NOTE The property has been underpinned and the guarantees have now expired. We recommend purchasers requiring a mortgage should discuss this with their mortgage broker.

SERVICES We are advised that all mains' services are available, and a back boiler to the gas fire in the Lounge provides central heating to some rooms, with other rooms having wall heaters of no heating. 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 Solicitor.

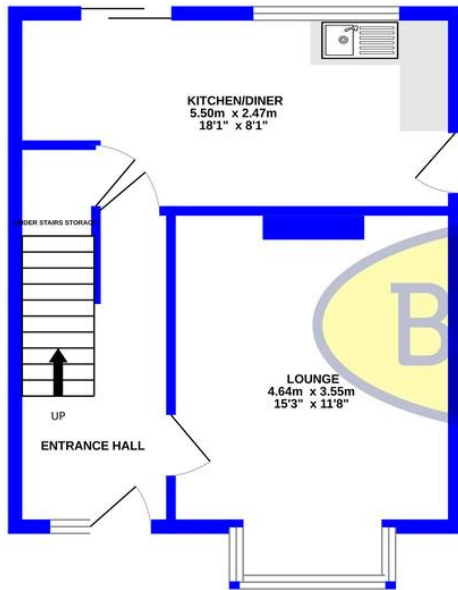
LOCAL AUTHORITY Shropshire Council,
Tel; 0345 678 9002



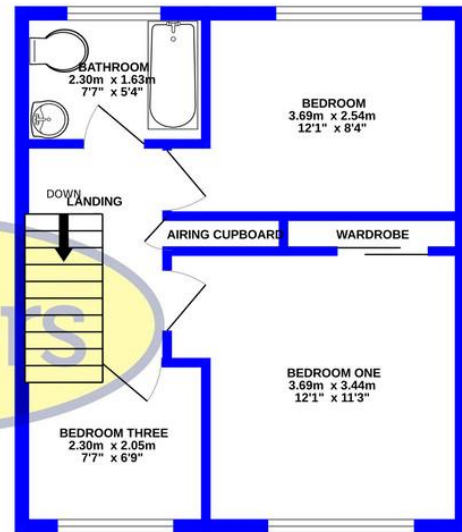
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. The cost of these checks is £35 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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DIRECTIONS: From our office on Maer Lane, turn left and then right by Nagington's Garage and left on Prospect Road. At the second mini-roundabout go right on Longslow Road and then immediately left on Farcroft Road - after 0.4 miles the property will be on your right and can be identified by our For Sale sign.

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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

