Barbers

Helping *you* move









42 Waterside Drive, Market Drayton, Shropshire, TF9 1HU

Modern Three-Bedroom Detached House in Sought After Location Close to the Shropshire Union Canal - OFFERED WITH NO UPWARD CHAIN

Offers In Region Of

£270,000

42 Waterside Drive, Market Drayton, Shropshire, TF9 1HU

Helping you move

Overview

- Modern Three Bedroom Detached House
- In Popular Location Close to the Shropshire Union Canal
- Offered With No Upward Chain
- Entrance Hallway, Cloakroom/wc
- Lounge, Conservatory
- Dining Kitchen, Utility Room
- Family Bathroom, Integrated Garage
- Front Driveway Parking, Rear Garden
- Council Tax Band - C
- Energy Rating - D



Brief Description

Situated on the popular Waterside Drive development, conveniently positioned for Market Drayton and close to the Shropshire Union Canal, this well-presented three-bedroom detached home offers spacious and versatile accommodation, a conservatory, separate utility room, integral garage, generous driveway parking and an attractive established rear garden.

The accommodation is well suited to family life, with an entrance hallway, cloakroom/wc, generous living room featuring a focal-point fireplace, together with a kitchen/dining room providing plenty of space for both cooking and dining. Sliding doors open into the bright conservatory, which creates an additional reception space and enjoys a pleasant outlook over the rear garden. A separate utility room provides useful additional storage and practicality. Upstairs there are three bedrooms, with fitted storage to the larger bedrooms, while bedroom three offers the flexibility to serve as a child's room, guest bedroom or home office. The accommodation is completed by the family bathroom.

Outside, a generous driveway provides ample off-road parking and access to the integral garage. To the rear is a particularly appealing mature and established garden, with lawn, patio seating area and an abundance of established trees, shrubs and planting providing a pleasant degree of privacy. The property also has solar panels, with further information regarding the solar panel arrangement available to prospective purchasers. The location is another real highlight, with Waterside Drive being a popular residential development close to the Shropshire Union Canal, while Market Drayton's shops, schools and everyday amenities are also conveniently accessible. Offering generous accommodation, a lovely garden and a desirable location, this is a superb opportunity for buyers looking for a detached home they can make their own. Viewing is highly recommended.



ENTRANCE HALLWAY
3' 06" x 10' 04" (1.07m x 3.15m)
CLOAKROOM/WC
4' 09" x 2' 08" (1.45m x 0.81m)
LOUNGE
14' 10" x 12' 10" (4.52m x 3.91m)
DINING KITCHEN
9' 00" x 16' 02" (2.74m x 4.93m)
CONSERVATORY
10' 03" x 8' 01" (3.12m x 2.46m)
UTILITY ROOM
7' 06" x 8' 08" (2.29m x 2.64m)
BEDROOM ONE
12' 04" x 9' 00" (3.76m x 2.74m)
BEDROOM TWO
9' 05" x 9' 08" (2.87m x 2.95m)
BEDROOM THREE
6' 11" x 8' 09" (2.11m x 2.67m)
BATHROOM
6' 05" x 6' 03" (1.96m x 1.91m)
GARAGE
8' 02" x 17' 02" (2.49m x 5.23m)









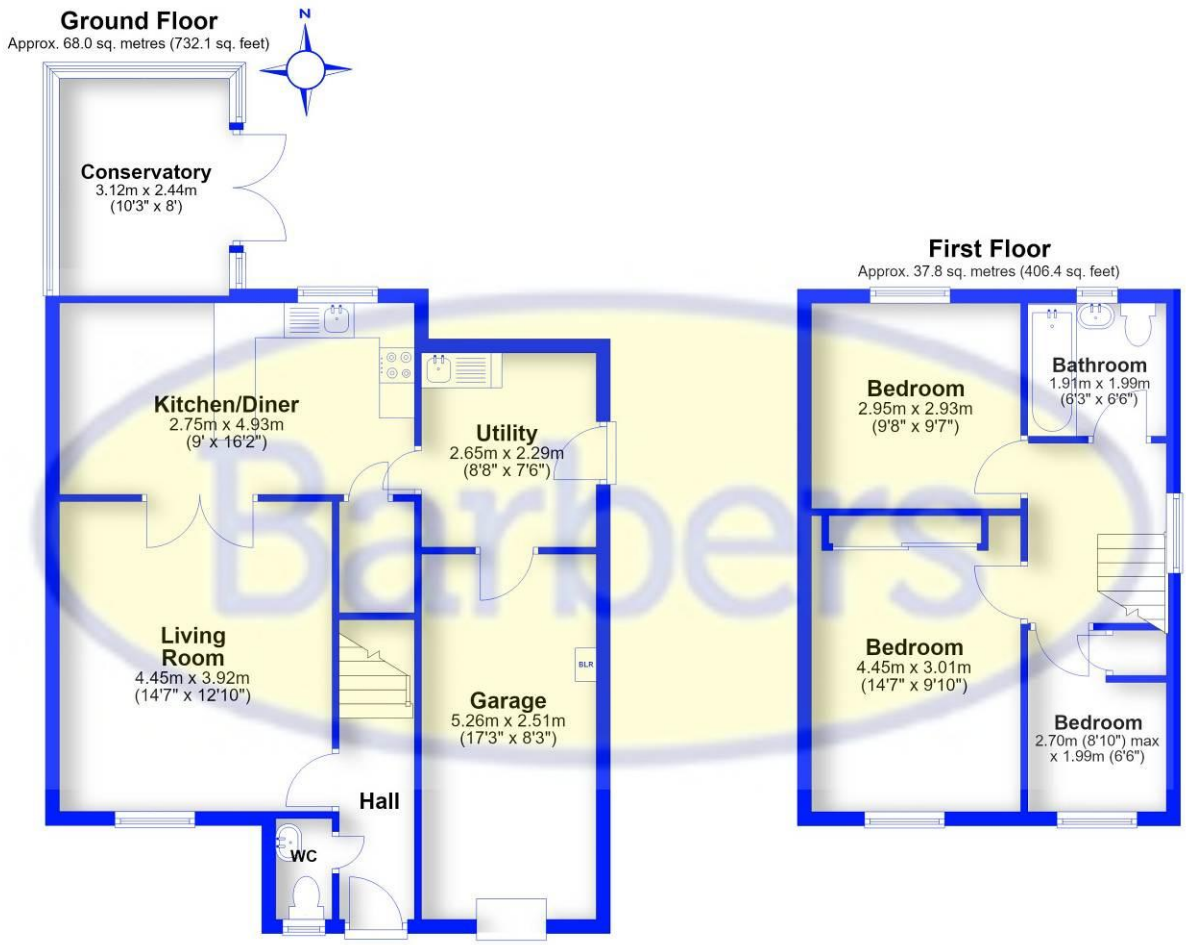
LOCATION: Market Drayton is a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs. A wider range of shops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

SERVICES: We are advised that mains electric, water and drainage are available with gas fired central 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 Surveyor or Solicitor.

DIRECTIONS: Turn right from our offices onto Maer Lane and turn right onto Smithfield Road. At the mini roundabout turn left and take the right exit from the next mini roundabout. Turn left onto Stafford Street, proceed past The Grove School then turn left onto Betton Road. Proceed over the canal bridge and bear left onto Waterside Drive where the property is located on the right-hand side which can be identified by our for sale board.

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.



Total area: approx. 105.8 sq. metres (1138.5 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.





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

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 but, please contact us before viewing the property.