



Helping *you* move



York Cottage, Main Road,  
Norton in Hales, Shropshire, TF9 4AT

OFFERED WITH NO UPWARD CHAIN - An Attractive Three-Bedroom Semi-Detached Home in Sought-After Norton in Hales

Offers In Region Of  
**£365,000**

## Overview

- Three-Bedroom Semi-Detached Home
- Sought After Village Location
- Offered With No Upward Chain
- Spacious Lounge with Bay Window and Feature Fireplace
- Separate Dining Room
- Kitchen with French doors to Garden
- Principal Bedroom with En-Suite
- Family Bathroom
- Integral Garage
- Council Tax Band - C
- Energy Rating - D



Situated in the highly desirable village of Norton in Hales, this well-presented semi-detached property offers spacious and versatile accommodation, ideal for modern family living. Set behind a generous gravelled driveway providing ample off-road parking, the property also benefits from an integral garage, adding both convenience and practicality. The traditional red-brick exterior creates an inviting first impression in keeping with the surrounding area.

Internally, the ground floor features a bright and welcoming lounge, enhanced by a charming bay window that allows natural light to pour in, along with a feature fireplace creating a warm and cosy focal point. Leading off the lounge is a separate dining room, perfect for entertaining or family meals, providing a more formal space in addition to the main living area. To the rear, the kitchen offers a functional layout with a range of fitted units and tiled flooring. French doors open out to the garden, creating an excellent flow between indoor and outdoor living spaces-ideal for relaxing or hosting guests during warmer months.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with the added benefit of an en-suite shower room. A family bathroom serves the remaining bedrooms, making the home perfectly suited to growing families or those seeking flexible accommodation.

Externally, the rear garden provides a private outdoor space, ideal for both leisure and entertaining. Located within the charming rural setting of Norton in Hales, the property enjoys a peaceful village lifestyle while still being within easy reach of nearby towns and transport links.



# Your **Local** Property Experts

## 01630 653641



**LOCATION:** Norton-in-Hales is a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub. The closest shops and Post Offices are in Market Drayton - a busy market town with a good mix of shops, cafes, supermarkets, sports facilities and High School. A greater range of shops and facilities can be found in Newcastle-under-Lyme, Stoke-on-Trent, and Shrewsbury - all within commuting distance - with mainline train stations in Crewe and Stoke.

**SERVICES:** We are advised that mains water, drainage and electricity are available, with oil fired central heating.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



### ACCOMMODATION

- ENTRANCE HALLWAY** 15' 11" x 6' 1" (4.85m x 1.85m)
- LOUNGE** 18' 4 into bay" x 12' 3" (5.59m x 3.73m)
- DINING ROOM** 10' 9" x 9' 9" (3.28m x 2.97m)
- DINING KITCHEN** 18' 6" x 11' 9" (5.64m x 3.58m)
- INTEGRAL GARAGE** 17' 2" x 9' 0" (5.23m x 2.74m)
- LANDING AREA** 9' 5" x 9' 0" (2.87m x 2.74m)
- PRINCIPAL BEDROOM** 13' 0" x 11' 4" (3.96m x 3.45m)
- EN-SUITE SHOWER ROOM** 8' 1" x 5' 7" (2.46m x 1.7m)
- BEDROOM TWO** 9' 6" x 9' 2" (2.9m x 2.79m)
- BEDROOM THREE** 9' 6" x 8' 9" (2.9m x 2.67m)
- FAMILY BATHROOM** 6' 6" x 6' 0" (1.98m x 1.83m)

**DIRECTIONS:** From our office on Maer Lane turn right and follow the lane all the way into Norton in Hales. Pass the Village Hall on your left and you will find the property 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.

## FLOOR PLAN TO FOLLOW



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**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto: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 buy, please contact us before viewing the property.