Barbers

Helping you move









24 Simons Road, Market Drayton, TF9 3DX

Offered with **No Upward Chain** is this very nicely presented Two Bedroom Semi-Detached House with Garden and Driveway Parking that's in walking distance of local Schools and Shops.

Asking Price

£179,950

24 Simons Road
Market Drayton, TF9 3DX

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Overview

- Two Bedroom Semi-Detached House with No Upward Chain
- Nicely Presented Throughout
- Front Porch, Spacious Lounge Diner with stairs to the first floor
- Modern Kitchen with Integrated Appliances
- Two Double Bedrooms, modern Bathroom
- Front Garden, Generous Rear Garden, Driveway Parking, Garage Store, Large Shed
- Council Tax Band - B, Energy Rating - D



Brief Description

The property makes a great first impression with a lawned garden and Driveway Parking, and the front door opens to the Porch which leads you into the spacious Dining Lounge which has stairs up to the first floor. To the rear of the property is the Kitchen with modern Shaker-style units, integrated fridge freezer, washing machine, dishwasher and oven with gas hob and extractor fan over, and a door out to the side of the property. To the first floor is the Landing with Loft access, two Double Bedrooms and the modern Bathroom with an electric shower over the bath.

The rear Garden is a good size with steps up to the lawn which is the perfect spot for catching the afternoon sun, with a garden shed and there's a single Garage which would be accessible for bikes and small compact cars.

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.



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.







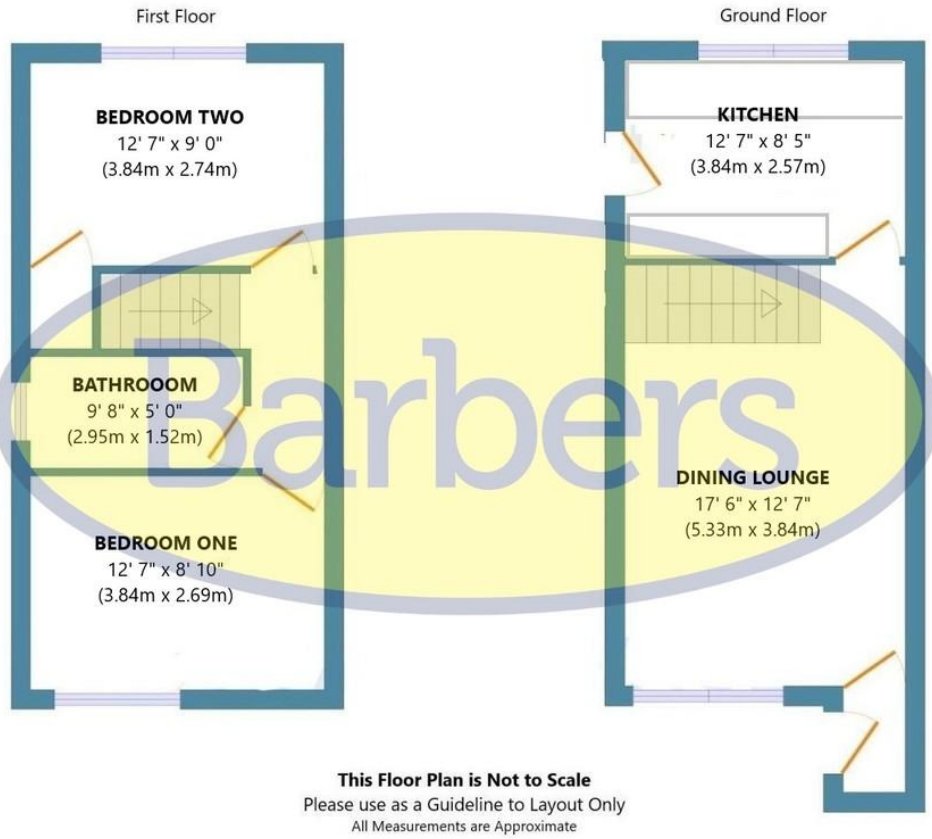




DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage and right on Frogmore Road. Turn right on Shropshire Stand right by the junior school onto Alexandra Road and immediately left onto Simons Road where the property is located on the right and can be identified by our For Sale 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.







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**

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.