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Helping *you* move









35 Prospect Road, Market Drayton, TF9 3BH

This light and spacious Two-Bedroom Detached Bungalow has been updated to a high standard throughout, full of modern touches such as a media wall and bifold doors to the Lounge - and it's offered with No Upward Chain, so could soon be your lovely new, stylish home!

Offers in the Region of

£285,000

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Overview

- Recently Renovated, Stylishly Presented Two-Bedroom Detached Bungalow, No Upward Chain
- New Breakfast Kitchen, Utility & Bathroom.
- Lounge Media Wall & Bi-Fold Doors through to the Conservatory
- Bedroom One with bow window.
- Bedroom Two with Patio Doors to a Large Conservatory
- Sunny Rear Garden, Garage & Driveway Parking
- Council Tax Band - C, Energy Rating - D



Brief Description

At the heart of the home is an impressive Lounge featuring a bespoke media wall with contemporary inset fireplace, display shelving and bi-fold doors opening into a generous Conservatory, creating an excellent space for both relaxing and entertaining. The newly fitted Breakfast Kitchen is well appointed with a range of modern units and integrated appliances, complemented by a practical Utility Room.

There are two well-proportioned Bedrooms, with Bedroom Two enjoying patio doors leading directly into the Conservatory, adding flexibility and a wonderful connection to the garden.

Outside, the property benefits from a sunny rear Garden, perfect for outdoor dining and relaxation, together with a Garage and Driveway providing off-road parking. Combining quality renovation, contemporary styling and versatile living space, this attractive bungalow is ready to move straight into and enjoy.



Location

Set on highly popular Prospect Road with great access to Market Drayton Town Centre by car or the town bus link route.

Market Drayton is a historic market town, known for its weekly street market held every Wednesday, that has market charter dating back to 1245.

Offering an excellent range of everyday amenities, the town is home to an indoor swimming pool, doctors' surgery, dentists, supermarkets, independent shops, cafés. The picturesque Shropshire Union Canal also passes through the town.

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 main services are available with gas 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.

LOCAL AUTHORITY: Shropshire Council

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendor's solicitor.









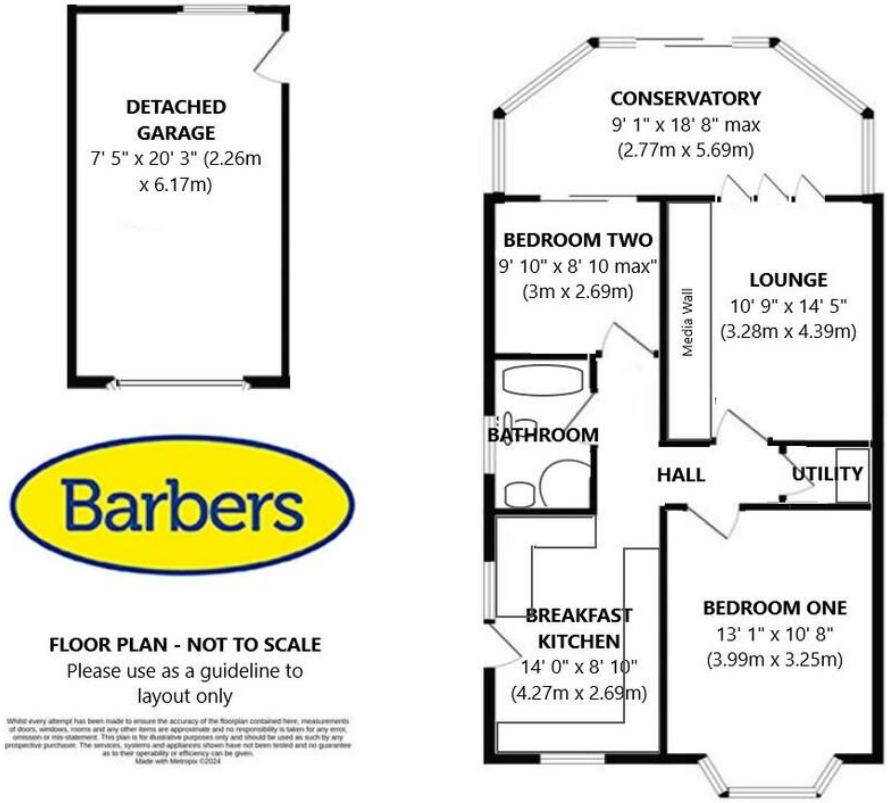


DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and at the top of the hill you'll see the property on your left, identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: 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. When you make an offer, MoveButler will contact you and they cost £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

AI PHOTOGRAPHS: We may use AI to enhance the clarity and colours of photographs.



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FLOOR PLAN - NOT TO SCALE
Please use as a guideline to layout only

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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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

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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.