



Helping *you* move



## Lindisfarne, 1 Beulah Drive, Market Drayton, TF9 3BD

Offered with No Upward Chain, this is a light and spacious Four Bedroom Detached Bungalow with Double Garage that has been nicely updated to include a new Kitchen and En Suite.

Offers in the Region of  
**£415,000**



## Overview

- Four Bedroom Detached Bungalow with No Upward Chain
- Nicely Presented Throughout including a new Kitchen and En Suite Shower Room
- Entrance Hall, Kitchen, Utility, Spacious Lounge
- Principal Bedroom with En Suite, Bathroom, Further Double and Single Bedrooms
- Rear Garden, Driveway Parking, Double Garage
- Quiet Location in Highly Desirable Location



## Brief Description

The front door opens to the L-shaped Hallway with coats cupboard, airing cupboard and Loft access with a drop-down ladder. To your right is the newly refitted Kitchen with a smart range of Shaker-style units, integrated double oven with ceramic hob, and space for your dishwasher. The Utility has matching units to the Kitchen, space for your washing machine and American-style fridge freezer, the wall-mounted gas boiler and a door out to the rear Garden. The Dining Room/Bedroom Three has patio doors out to the Garden, and the spacious Lounge has a feature fireplace housing a new electric fire. The Principal Bedroom has two double built-in wardrobes and a new En Suite Shower Room. Bedroom Two is also a double room with built-in wardrobes, and the spacious Lounge has a feature fireplace housing a new electric fire. Bedroom Four is a good-size single room. Completing the accommodation is the Bathroom with bath, sink set in a vanity unit with storage below, and the w/c. There's a Double Garage with electric Door plus Driveway Parking and to the rear is an enclosed rear Garden.

## 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.



## 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](mailto: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.

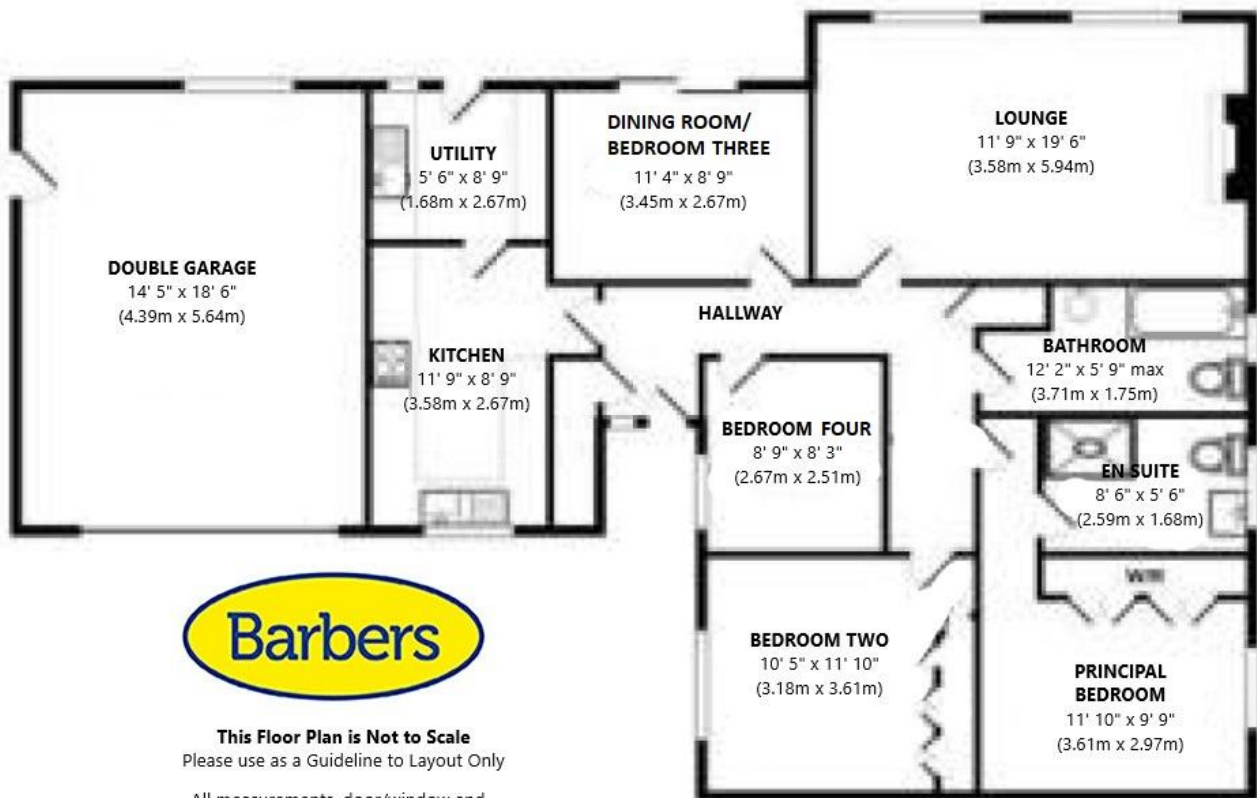


**DIRECTIONS:** From our office on Maer Lane turn left, right at Nagington's Garage and then left on Prospect Road. Turn left on Cemetery Road and after approximately 500 yards turn right on Beulah Drive where you see our For Sale sign and the bungalow is the left hand-side one and you can park to in front of the double garage.

**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**

**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,  
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