



Helping *you* move



57 Croft Way, Market Drayton, TF9 3UB

Offered with *No Upward Chain* is this Three Bedroom Detached House with spacious Living Accommodation including a Lounge, Dining Room and Conservatory, plus a Garage, Driveway Parking and rear Garden.

Offers In Region Of
£275,000

Overview

- Three Bedroom Detached House in a Highly Popular Residential Area
- Offered with No Upward Chain
- Entrance Hall, Lounge, Dining Room & Conservatory
- Kitchen, Utility & Guest WC
- Two Double and One Single Bedrooms, Bathroom
- Rear Garden with Patio, Garage & Driveway Parking
- Council Tax Band - D
- Energy Rating - C



Brief Description

To the ground floor is the Entrance Hall with stairs to the first floor Landing, and a door to your right opens to the light and spacious Living Room which has the afternoon sunlight flooding in through the picture window and gas fire set in a feature fire surround. An arch leads through to the Dining Room which then has patio doors out to the large Conservatory. The Kitchen has a good range of units with an integrated single oven with hob and extractor fan over, with space for fridge and a dishwasher. Off the Kitchen is the generous Utility with a door out to the Garden and two further doors - one to the Guest WC and the other into the Garage.

To the first floor is the Landing with Loft access and the airing cupboard, plus two Double Bedrooms, a good-size Single Bedroom and the Bathroom which has a shower over the bath.

Externally, to the front of the property is a lawned Garden with the driveway leading up to the Garage, and to the rear of the property is a generous Garden with a patio and lawned area.

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.



Your **Local** Property Experts

01630 653641



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

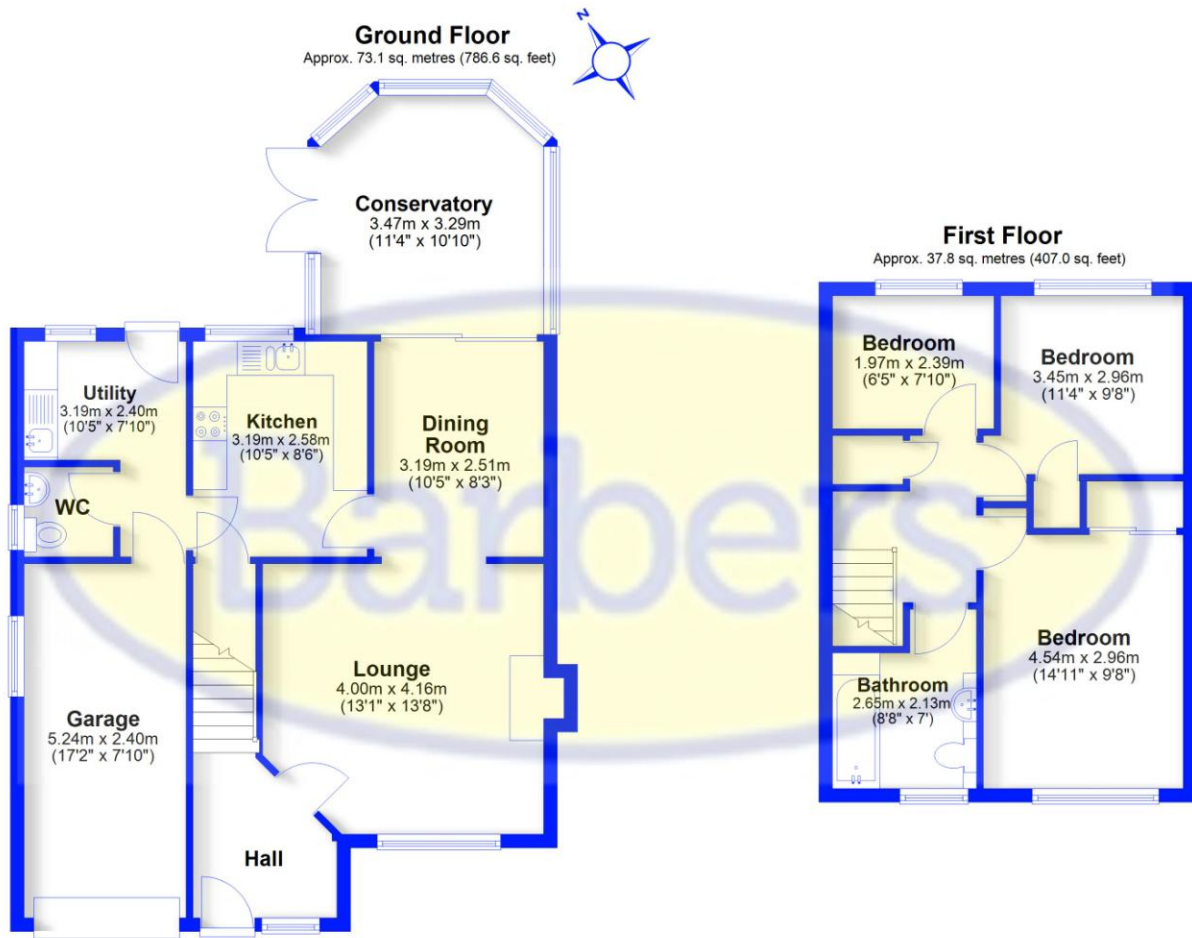
TENURE: We are advised that the property is Freehold



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road and just after the brow of the hill turn left on Croft Way and follow the road all the way to the end where this property is on your left 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.



Total area: approx. 110.9 sq. metres (1193.6 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.



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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

