Barbers

Helping you move









163 Eccleshall Road, Hook Gate, TF9 4QW

Offered with No Upward Chain is this pretty Three Bedroom, Two-Bathroom Semi-Detached Cottage that's full of character and charm, with two Reception Rooms, a mature rear Garden and Garage with Driveway Parking.

Offers In Region Of

£285,000

Tenure - Freehold

Easter Cottage, 163 Eccleshall Road, Hook Gate, TF9 4QW

Helping *you* move

Overview

Charming Three Bedroom, Two Bathroom Semi-Detached Cottage

- No Upward Chain
- Entrance Hall, Sitting/Dining Room, Lounge with log burner and French doors to the Garden
- Breakfast Kitchen, Shower Room
- Two Double Bedrooms plus a large Single Bedroom, Bathroom with both a Bath and Shower
- Mature Rear Garden, Front Garden, Driveway Parking, Garage
- Council Tax Band - D, Energy Rating - E



Brief Description

To the ground floor is a full-height entrance hall which is open to the gallery landing that leads to a sitting/dining room which has stairs to the first floor and understairs cupboard. This leads through to the cosy lounge featuring a log-burning stove and French doors opening to a storm porch and then out to the garden. The breakfast kitchen has a good range of traditional units and space for your appliances and has a stable door providing access to the garden, plus a ground floor shower room.

The Landing is a feature of this lovely property, with a gallery overlooking the Hallway which has a Velux-style window letting light flood in. There are two generously sized double bedrooms, a spacious single bedroom, and a family bathroom fitted with both a bath and separate shower.

Externally, the property enjoys a mature, enclosed rear garden with a patio area that has steps up to the lawn and a useful garden store. To the front is a lawned garden, the garage and driveway parking.



Location

Hookgate is a desirable area situated near to the established villages of Ashley and Loggerheads, which between them offer Doctors, a Primary School, local Shops, Pubs/Restaurants, Chemist, Post Office and a Library. The Burntwood woodland is within easy walking distance - perfect for woodland walks!

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. The larger towns of Stafford, Newcastle-under-Lyme, Stoke-on-Trent and Shrewsbury are all within commutable distance.

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 mains water and electricity services are available, with electric heating and septic tank drainage. 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: Newcastle Borough Council Tel: 01782 717717

PHOTOS: Photos may have been enhanced with AI for the purposes of clarity & colour.







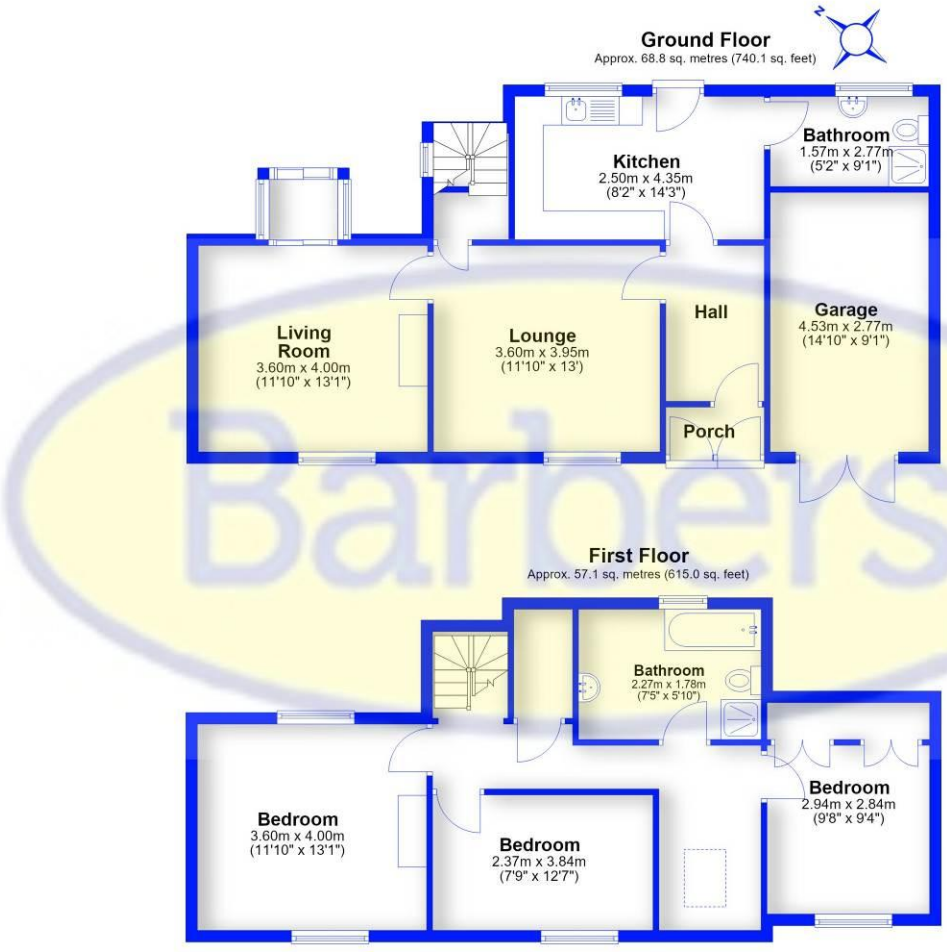




DIRECTIONS: From Market Drayton take the A529 to Loggerheads and turn right on Eccleshall Road, passing the school on your left and follow the road up the hill. The property will then be on your right and can be identified by our For Sale sign.

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.



Total area: approx. 125.9 sq. metres (1355.1 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.** . **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.