



Helping *you* move



104 Farcroft Drive, Market Drayton, TF9 3EZ

This Three Bedroom Semi-Detached house has a spacious Lounge and Dining Kitchen, plus a generous Garden, Detached Garage, Driveway Parking - and is offered to the market with No Upward Chain.

Offers In Region Of
£230,000

Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, Lounge, Dining Kitchen
- Three Bedrooms, Bathroom
- Enclosed Rear Garden, Patio Area
- Detached Garage, Driveway Parking
- Council Tax Band - C
- EPC Rating - C



Brief Description

To the ground floor is the Entrance Hall with stairs to the first floor Landing, the spacious Living Room which has a large bay window and feature fireplace and the Dining Kitchen which has a good range of traditional units, integrated single oven with five burner gas hob and extractor fan over, space and plumbing for your washing machine and dishwasher, and space for a tall fridge/freezer. To the Dining area, there's a large under stairs Pantry, and light floods in through the window overlooking the rear Garden. To the first floor are two double Bedrooms, a single Bedroom and the Family Bathroom.

Externally, there's an enclosed rear Garden with central lawned area, gravelled borders and two patio areas. To the front of the property there's a paved driveway that leads up to the single Garage giving you parking for 2-3 vehicles.

Location

Market Drayton is a busy market town with a weekly Wednesday street market 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.

A wider range of shops and facilities can be found in 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.



Your Local Property Experts

01630 653641



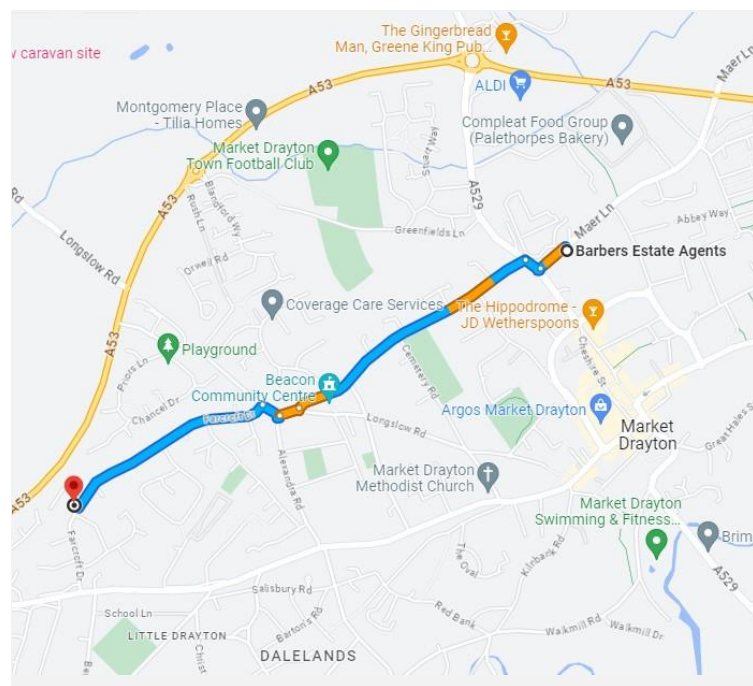
Useful Information

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

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



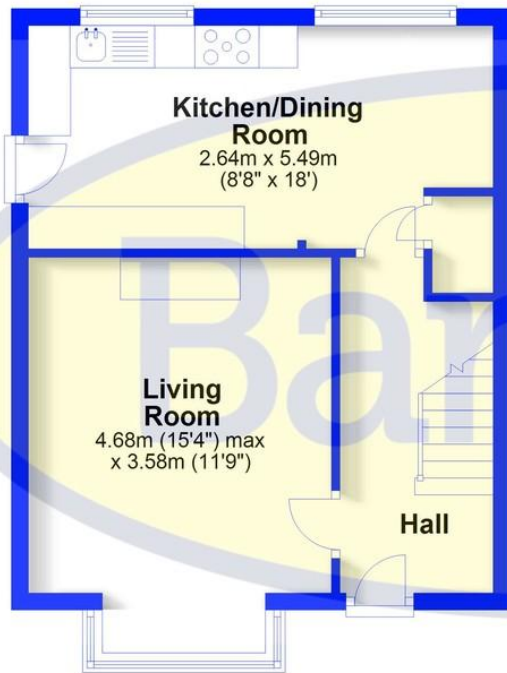
DIRECTIONS: From our office on Maer Lane, turn left and then right by Nagington's Garage and left on Prospect Road. At the second mini-roundabout go right on Longslow Road and then immediately left on Farcroft Road - after 0.4 miles the property will be on your right and can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

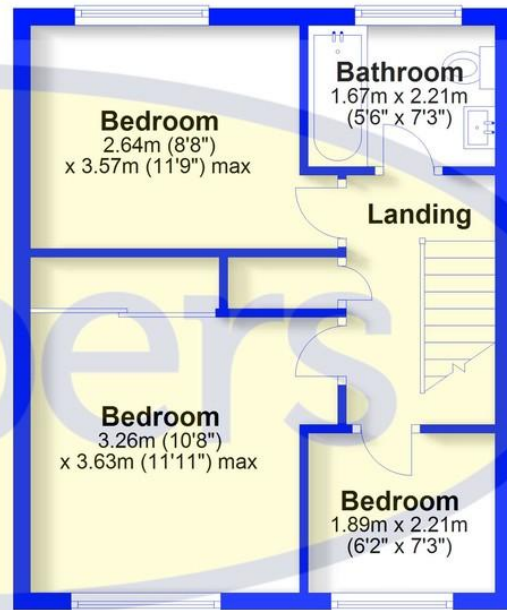
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 74.2 sq. metres (798.7 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**

