



Helping *you* move



78 Farcroft Drive, Market Drayton, TF9 3EZ

A traditional spacious Two-Bedroom Semi-Detached Bungalow in a popular location, with a good-size rear Garden, Detached Garage, Driveway Parking - and offered to the market with No Upward Chain.

Offers In Region Of
£200,000

Overview

- Two Bedroom Semi-Detached Bungalow
- No Upward Chain
- Entrance Hall, Lounge, Inner Hall
- Kitchen, Shower Room
- Gravelled Front Garden with Parking Area
- Large Rear Garden with Patio & Small Orchard
- Summer House & Green House
- Council Tax Band - C, EPC Rating TBC



Brief Description

To the front is the Entrance Porch which leads into the spacious Lounge and the Kitchen is nicely fitted with a good range of units, peninsular breakfast bar, integrated washing machine, fridge and freezer - and a door to the side of the property. To the central Hallway is the airing cupboard, a further cupboard and loft access. The Shower Room has a walk-in shower unit and there are two Bedrooms - one is a Double and the other an L-Shaped room.

The outside space is really lovely! To the front is the gravelled garden behind a picket fence and the Driveway leads through gates at the side of the property and onto the Garage. Both the Garage and the Summer House have light and power, and there's a great size Patio entertaining space, a Greenhouse and a small Orchard with fruit trees.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

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 25 minutes' drive (depending on traffic).



Your Local Property Experts

01630 653641



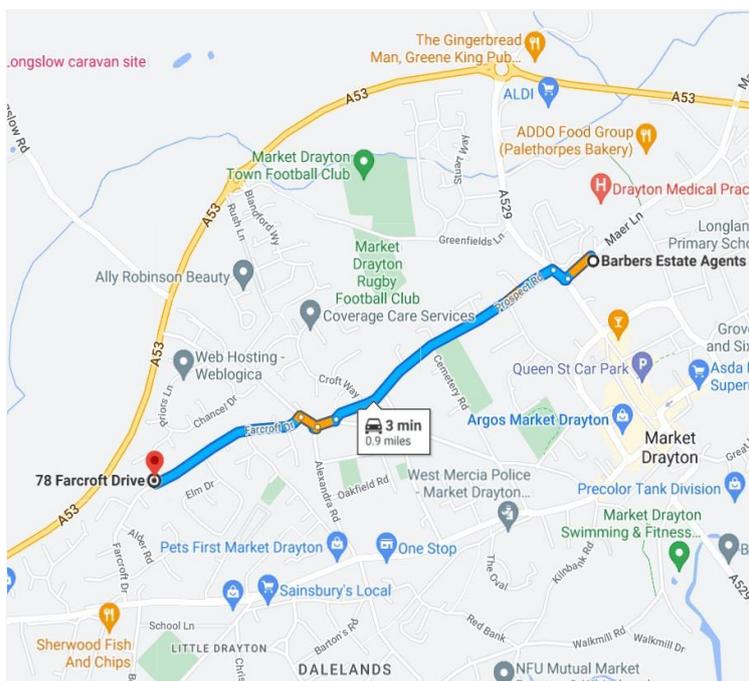
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office, Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH on 01630 653641 or Email to:

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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

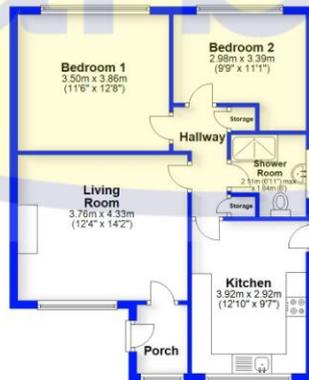
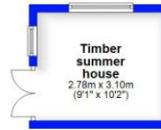


DIRECTIONS: From our office on Maer Lane turn left, then right at Nagington's Garage and then left on Prospect Road. At the second mini-roundabout bear right and then immediately left on Farcroft Drive - and the property is approximately 500 yards on the right and can be identified by our For Sale sign.

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. 89.6 sq. metres (964.1 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

Plan produced by www.firstproperty-services.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 guide only 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 AGENTS: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

