



Helping *you* move



24 Goosefield Close,
Market Drayton, Shropshire,
TF9 3TY

An Immaculate Two Bedroom Detached Bungalow with Lovely
Gardens for Over 55's

Offers In Region Of
£145,000

Overview

- Well Presented Detached Bungalow
- Attractive Development for Over 55's
- Entrance Hallway
- Lounge with Remote Controlled Fire
- Modern Fitted Kitchen
- Shower Room
- Two Bedrooms
- Generous Landscaped Rear Garden
- Patio Area, Storage Shed
- Allocated Parking
- Energy Rating D-57



This immaculate detached bungalow is situated on an attractive development for over 55's and provides an entrance hallway, lounge with feature fireplace, modern kitchen, two bedrooms and a shower room. Externally, the property has shaped lawn frontage with a paved pathway leading to a paved seating area and a useful timber shed. The property also boasts a beautifully kept and spacious rear garden that has a shaped lawn with filled established borders. Please note, the property is restricted to over 55's and no pets are allowed on this development.

ENTRANCE HALLWAY

LOUNGE

17' 1 into bay" x 10' 8" (5.21m x 3.25m)

KITCHEN

8' 5" x 7' 5" (2.57m x 2.26m)

SHOWER ROOM

BEDROOM ONE

10' 8" x 9' 10" (3.25m x 3m)

BEDROOM TWO

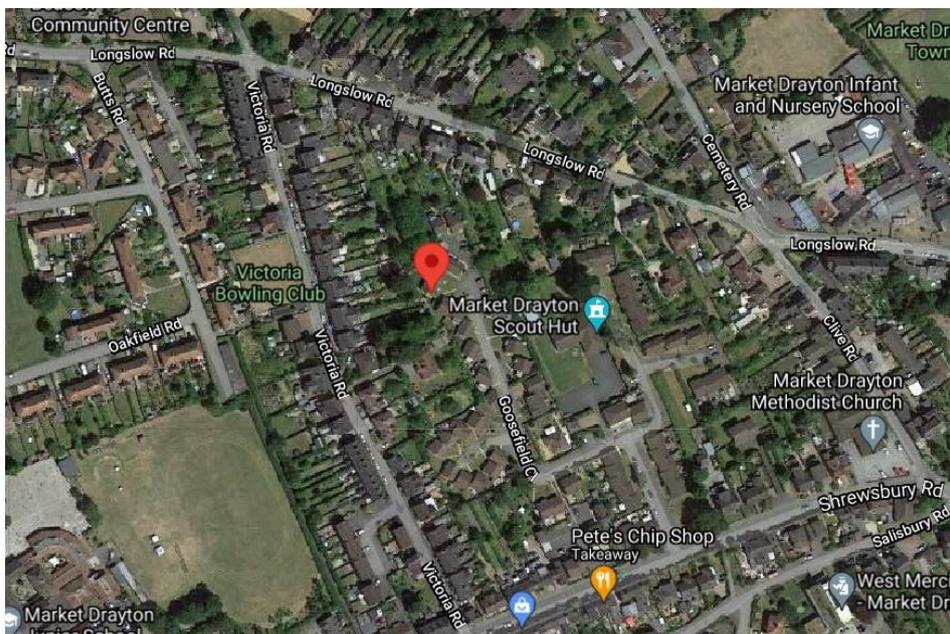
8' 6" x 6' 6" (2.59m x 1.98m)



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LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.

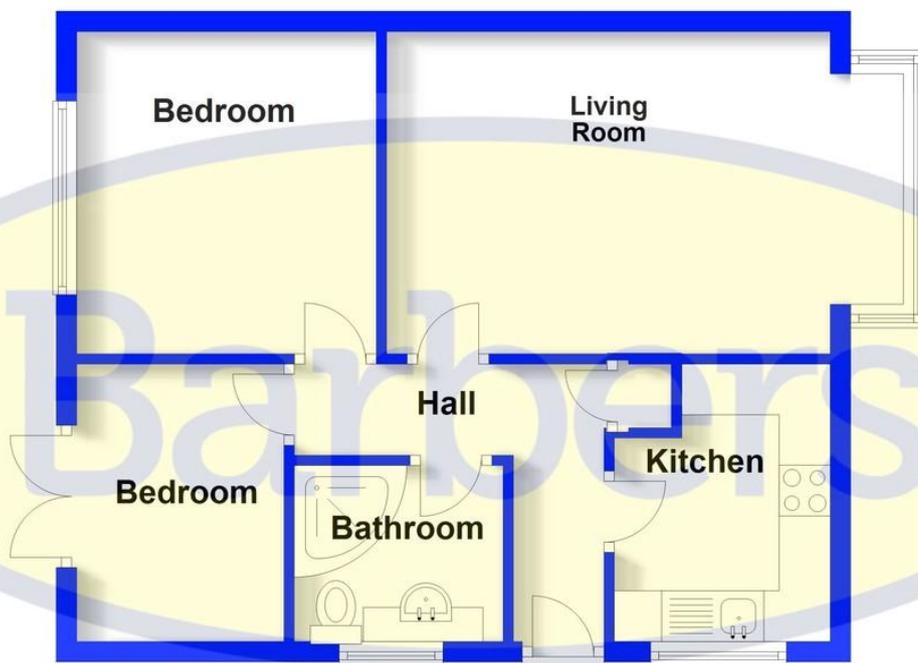


Directions

Turn left out of our office in Maer Lane and left at the mini island into Cheshire Street. At the next mini island, turn right into Frogmore Road and continue into Shropshire Street and take the second turning right into Elizabeth Court and bear left which leads into Goosefield Close where you will find the property.

Ground Floor

Approx. 485.3 sq. feet



Total area: approx. 485.3 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

SERVICES

We are advised that mains water, electric and drainage 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.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LEASE INFORMATION

Length of Lease Remaining - 92 years

Lease commenced December 1987 for 125 years

Ground Rent - Currently £70 per annum

Service Charges - Currently £76.63 per month

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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.