



Helping *you* move



1 Tower Close, Market Drayton, TF9 3BE

This beautifully modernised, stylish Two Bedroom Semi-Detached Bungalow has been updated to the highest standards, with super-smart fittings and a light, bright welcoming feel throughout. It most definitely has the 'wow' factor!

Offers in the Region of

£260,000

Overview

- Beautifully Modernised Semi-Detached Bungalow
- Highly Popular Location
- High Specification Breakfast Kitchen
- Large Lounge with Feature Fireplace
- Master Bedroom with En Suite
- Good-sized Second Bedroom
- Smart Family Bathroom
- Garden with Patio Area
- EPC Rating - D



Brief Description

The property is in lovely 'move in' condition as it has just been modernised to the highest standards. Glazed doors open to the high spec Breakfast Kitchen - with floor-to-ceiling windows, glazed tile flooring and contemporary Kitchen with integrated fridge, freezer, washing machine and dishwasher. The Lounge has a high ceiling, Velux-style window, feature fireplace. The Master Bedroom has an En Suite Shower Room, vaulted ceiling, and French doors overlooking the rear Patio area - and there's a second Double Bedroom and main Bathroom.

The Outside Space is a pretty, quiet space laid mainly to lawn with mature borders, a patio to the rear of the property, timber log store and a gravelled Parking area to the front of the property.

Location

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders.

Recorded in the Domesday Book, in 1245 King Henry III granted a charter for the weekly Wednesday market which 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, Stoke-on-Trent, Crewe, Stafford, Telford and Shrewsbury are all within commuting distance.



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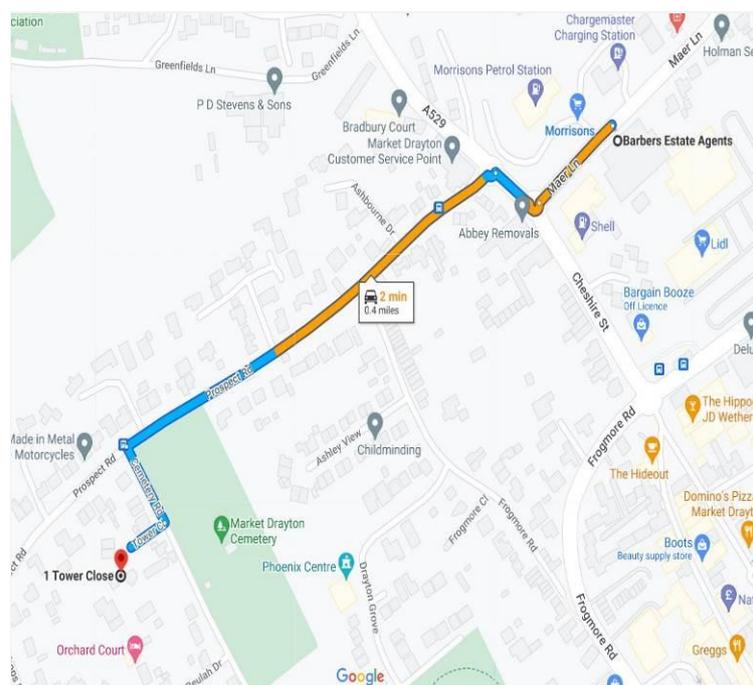
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Services

We are advised that mains water, electricity and drainage with LPG gas central heating are available. There is space for two 47kg LPG tanks in the shed to the front of the property and it is estimated that you will use 5-8 tanks per year. The Combi Boiler is situated in the loft and is remote controlled from within the property.

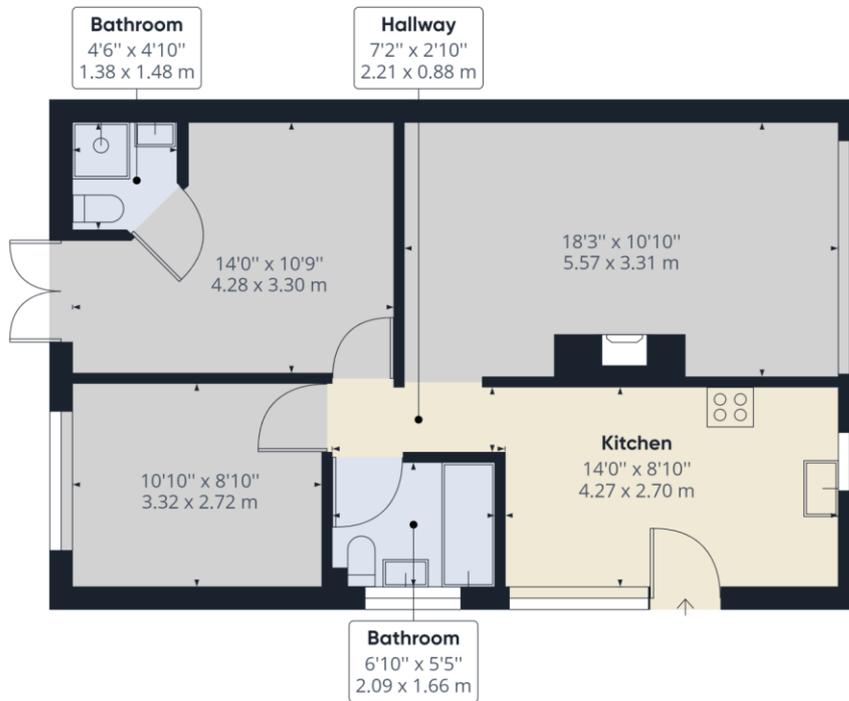
The multi-fuel cast iron stove in the property is there for decoration only. The chimney is rated as Class 1 so should be capable of supporting a 0-5kw stove without the chimney needing to be lined. However, you will need to get this confirmed by a qualified fitter.



DIRECTIONS: Turn left out of our office onto Maer Lane. At the first mini roundabout turn right then left at the next mini roundabout onto Prospect Road. Take the second left onto Cemetery Road and Tower Close is approximately 100 yards on the right - this shared lane leads to the property and the water tower and the property is at the end of the lane 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.



Approximate total area⁽¹⁾
642.64 ft²
59.70 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

**BARBERS ESTATE AGENTS: Tower House, Maer Lane,
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