



Helping *you* move



8 Dalelands Estate, Market Drayton, TF9 1BB

Traditional Three Bedroom Semi-Detached House with a beautiful Tiered Rear garden, in a highly popular residential area with a spacious Breakfast Kitchen and Parking for two cars.

Offers In Region Of
£186,000

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Overview

- Traditional Three Bedroom Semi-Detached House
- Slightly Elevated Position
- Pretty Tiered Rear Garden
- Spacious Entrance Hall, Lounge
- Breakfast Kitchen, Pantry
- Two Double and one Single Bedrooms
- Shower Room
- Off Road Parking for Two Cars
- Council Tax Band – B
- Energy Rating - D



Brief Description

Set in a slightly elevated position, this is a much-loved family home has a front garden, Driveway Parking for two cars and steps up to the front door. Entering the property through the side door into the generous Breakfast Kitchen with Pantry Cupboard, a range of modern units with space for your washing machine, oven and fridge. A door from the Breakfast Kitchen leads through to the Lounge which has a door to the Entrance Hall which has stairs up to the first floor Gallery Landing. To the first floor are two Double Bedrooms - one with a wall of hanging space behind floor-to-ceiling curtains - and a single Bedroom. Completing the accommodation is the modern Family Bathroom with walk-in shower.

To the rear of the property is a pretty tiered Garden which has a patio seating area and then steps up to two lawned tiers which are a riot of colour in spring.

Location

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

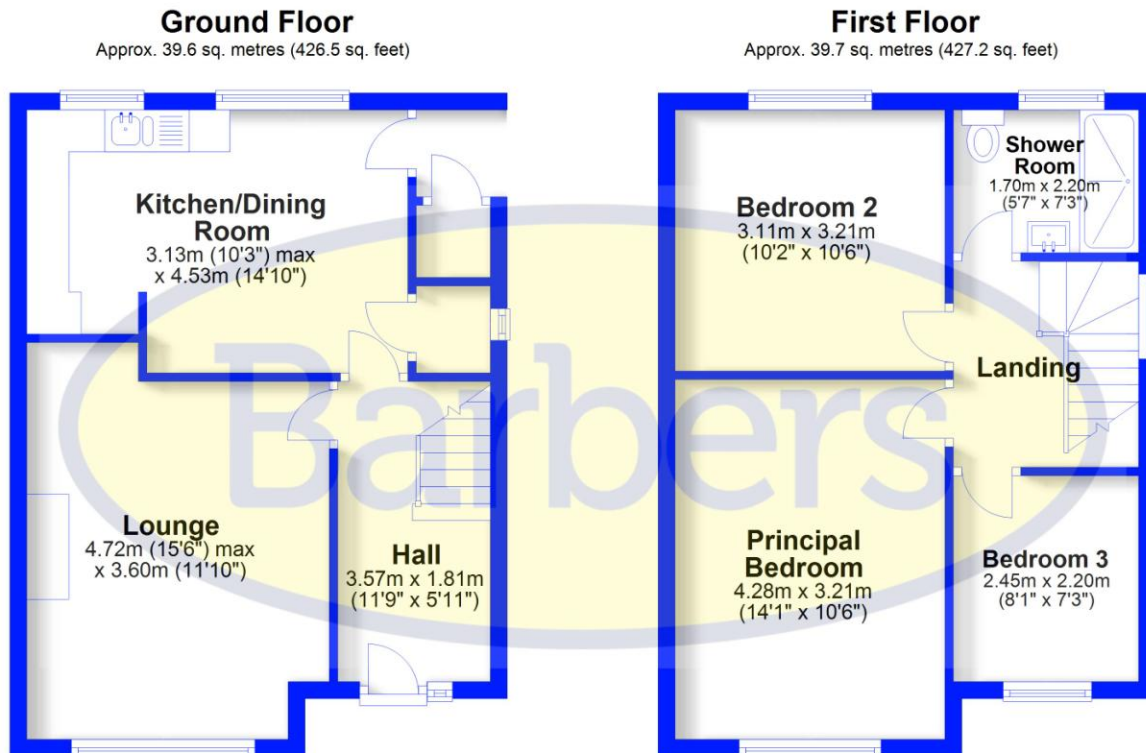
FOR MORE INFORMATION: Go to:
www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn left and then right at Nagington's Garage and left on Prospect Road. Head straight over the first mini-roundabout and then left on Alexander Road. At the dog-leg cross road, go straight over onto Allen Drive which becomes Dalelands Estate - the property is half-way down the hill on your right hand side.

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.



Total area: approx. 79.3 sq. metres (853.7 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,
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