



Helping *you* move



1 Portland Drive, Market Drayton, TF9 3HG

Set on an enviable larger-than-average corner Garden plot, 1 Portland Drive is a beautifully presented, light and spacious Three Bedroom Detached House with Garage, Driveway Parking and a generous rear Garden.

Offers in the Region of
£315,000

Overview

- Three Bedroom Detached House on Large Corner Plot
- Beautifully Presented Throughout
- Entrance Hall, Guest WC, spacious Lounge, Smart, Modern Dining Kitchen, Conservatory
- Two Double and One Single Bedrooms, Bathroom
- Garage, Driveway Parking for 2-3 Cars
- Large Garden with Patio, Pergola and Timber Deck
- Council Tax Band - C, Energy Rating - D



Brief Description

To the Hallway are smart, new flooring tiles and stairs to the first floor, and the Lounge has a large picture window overlooking the front of the property and a newly installed Guest WC making the most of the understairs space. The Dining Kitchen has recently been updated with smart dark blue navy units with contrasting worksurfaces, a peninsular breakfast bar, integrated dishwasher and oven with induction hob and extractor fan over, space for your washing machine and tall fridge freezer, and sliding patio doors from the Dining area out to the Conservatory.

Moving to the first floor and the Bedrooms are set around the Gallery Landing which has Loft access and the airing cupboard housing the central heating boiler. Bedroom One is a striking room with a feature wall and a wall of built-in mirrored wardrobes. Bedroom Two is another double room, Bedroom Three is a good-size single room and there's a newly refitted Bathroom.

Externally, there's a wide Driveway for off-road Parking plus the Garage, and to the rear is a really generous, enclosed Garden.

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, and access to the Shropshire Union Canal.

A wider range of shops and facilities can be found in Shrewsbury, Newcastle-under-Lyme and Nantwich.



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

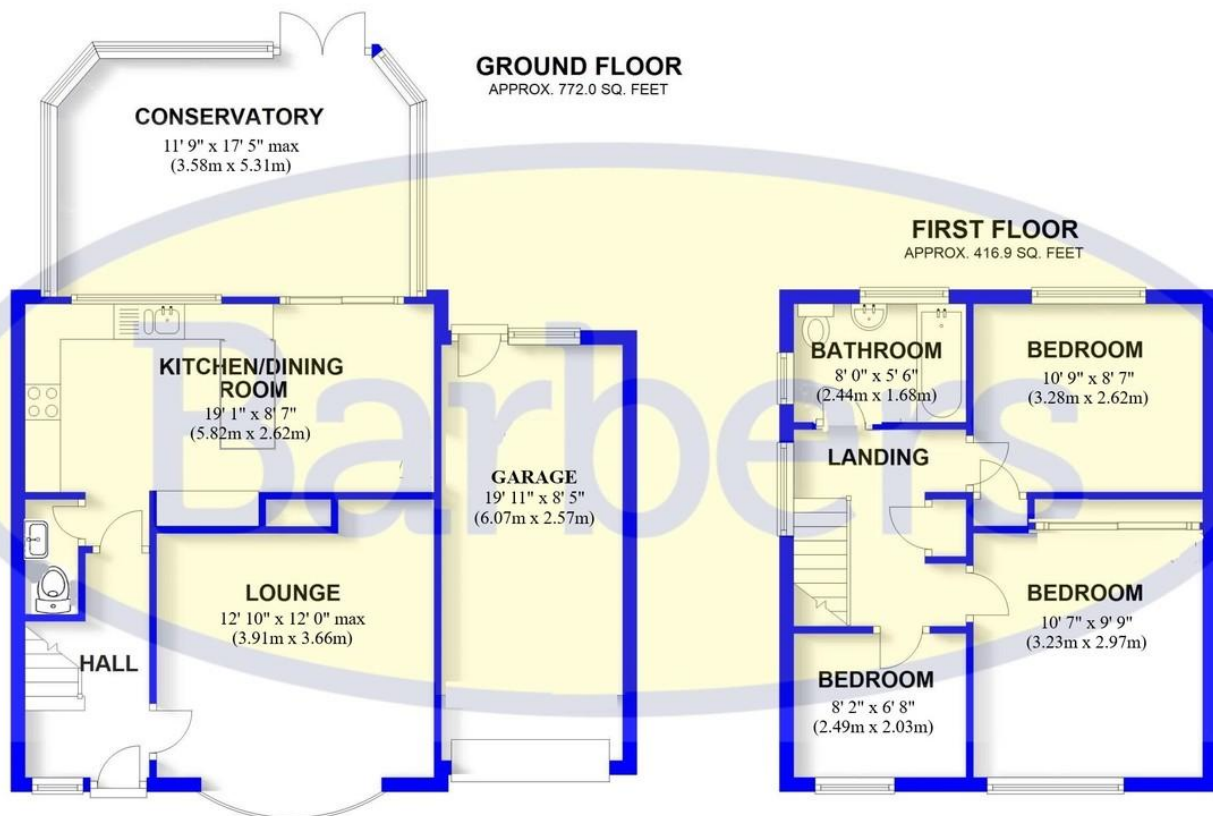
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: Turn left out of our office in Maer Lane, right at the mini island, left into Prospect Road. At the next mini island go right onto Longslow Road, immediate left into Farcroft Drive, and Portland Drive is the second turning on the left, where you will immediately find the property on the left hand side which can be identified by our For Sale board.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of



TOTAL AREA: APPROX. 1188.9 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.



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.

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