



Helping *you* move



3 Bartons Lane, Market Drayton, TF9 1DB

A traditional Two Bedroom Semi-Detached Cottage on a generous corner plot with an Open Plan Kitchen/Dining/Lounge, enclosed Courtyard Garden and a wide Driveway giving you Off Road Parking for 3-4 cars. Offered with No Upward Chain.

Offers In Region Of
£174,950

Overview

- Extended Two Bedroom Cottage on Large Corner Plot
- Nicely Presented Throughout, No Upward Chain
- Entrance Hall, Ground Floor Bathroom, Open Plan Kitchen/Dining/Living Room, Utility
- Two Bedrooms
- Enclosed Rear Gravelled Courtyard Garden, Wide Front Driveway for Off Road Parking
- Council Tax Band – B
- Energy Rating - D



Brief Description

To the ground floor is the Hallway with stairs to the first floor that have feature inset uplights on alternate steps and the Bathroom with corner bath, wash hand basin and WC. The open plan Dining Kitchen has a range of units and space for your Cooker and kitchen table, with a stable door opening to the Utility. A step down from the Dining Kitchen leads you into the Living Room which has a feature fireplace, beam to ceiling and really useful understairs cupboard. To the first floor are the two Bedrooms. Bedroom One is a double room with built-in cupboard, and Bedroom Two is a good-size single room with an over stairs store cupboard that houses the Baxi gas combination boiler.

Externally, there's a wide gravelled Driveway to the front giving you Parking for several cars, and an enclosed gravelled Courtyard 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 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 XXXX services 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: XXXXX

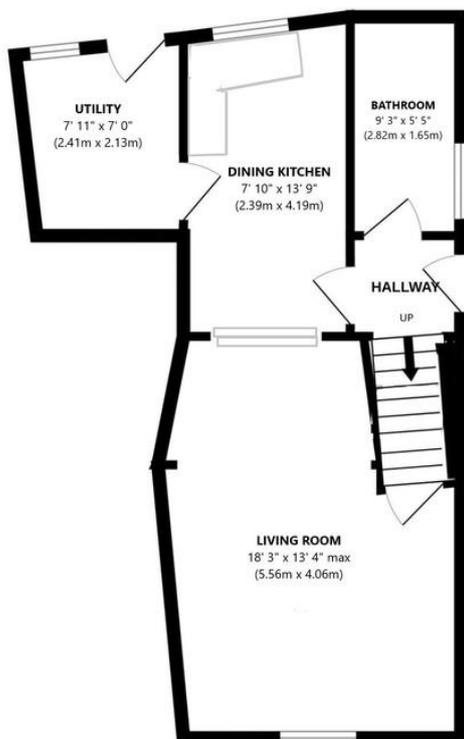
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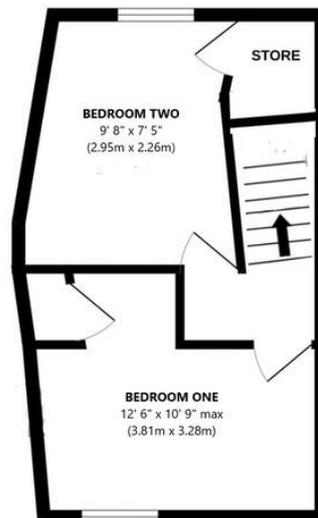
DIRECTIONS: From our office on Maer Lane turn left, then left at Nagington's Garage, right on Frogmore Road and right on Shropshire Street. After 0.4 miles turn left on Highfields and the property is 100 meters on your left, on the corner of Salisbury Road.

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 obtaining relevant data and any manual checks and monitoring which might be required.



Floor Plan - Not to Scale
Please use as a guideline to layout only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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