



Helping *you* move



## 24 Riverside Drive, Market Drayton, TF9 3QQ

Beautifully modernised throughout, this is a traditional Two Bedroom Mid-Terraced House with a new Dining Kitchen and Bathroom, two Double Bedrooms and a pretty rear Garden with timber Pergola.

Offers In Region Of

**£177,500**

## Overview

- A Two Bedroom Mid-Terraced House that's been Beautifully Updated Throughout
- Entrance Porch, Hall and Lounge with Log Burning Stove
- Smart, Modern Kitchen with Integrated Appliances and French doors to the Courtyard Garden
- Two Generous Double Bedrooms, Smart Modern Bathroom
- Landscaped Rear Courtyard with Timber Pergola
- Allocated Parking Space, Council Tax Band - A, Energy Rating - C



## Brief Description

The front of the property overlooks the large communal village green that sits at the heart of this development. The front door opens into the porch leading into hall which provides access to the Lounge with log burner complete with oak mantle over and a large picture window providing views out over the communal grounds. Moving on to the Dining Kitchen which has a stylish new range of grey Shaker-style units with integrated fridge freezer, dish washer, oven with hob and extractor fan over and space for your washing machine. There's ample space for your kitchen table and a useful under-stairs cupboard too! The rear garden can be accessed via the French doors from the Dining Area of the Kitchen. Returning to the hall, you will find the stairs leading to the first floor Landing which has drop-down ladder access to the part boarded Loft space. Bedroom One is a lovely light and spacious bedroom with light streaming in through the large picture window and a built-in wardrobe. Bedroom Two is another Double Bedroom that's currently presented as a Home Office - and completing the accommodation is the newly refitted Bathroom with a shower over the bath, handwash basin set in a vanity unit and WC.

## Location

Riverside Drive was formerly part of the family housing for Tern Hill Barracks. Within Tern Hill itself is a Primary School, Local Convenience Store, Petrol Station with mini-Waitrose, Restaurant, popular Fish & Chip Shop and a Sports Centre.

Situated approximately 5 and 9 miles from the towns of Market Drayton and Newport which both offer a more comprehensive range of shopping and leisure amenities.



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](mailto: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.



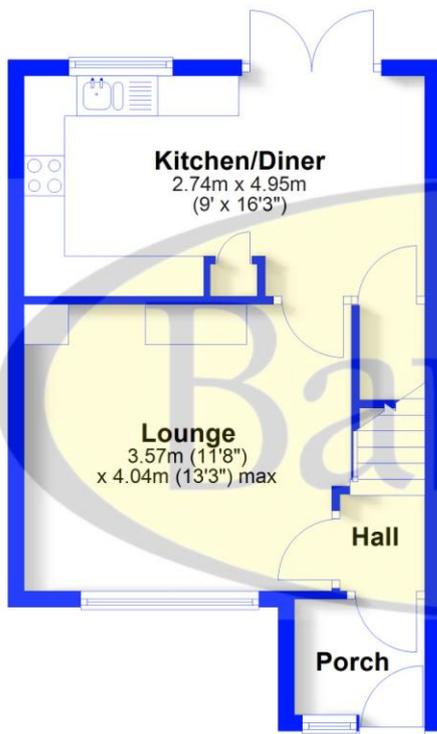
**DIRECTIONS:** From Market Drayton take the A53 towards Shrewsbury, turning left on the A41 at Tern Hill roundabout. After approximately 0.5 miles turn right on Riverside Drive. Keep right then follow the road round to the left then right and then the property is approximately 500 meters in your left and can be identified by our For Sale sign.

**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

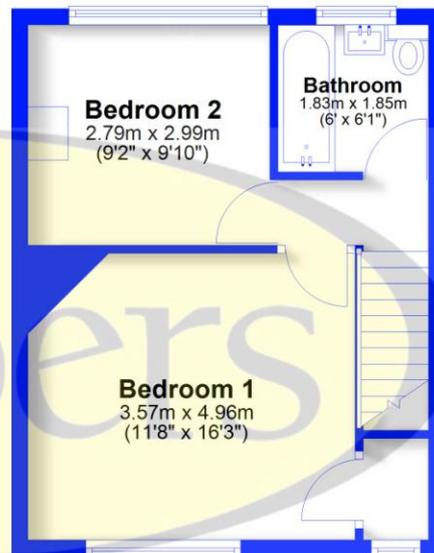
## Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



## First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://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.



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