



Helping *you* move



98 Farcroft Drive, Market Drayton, TF9 3EZ

Offered to the market with No Upward Chain, and set on this highly popular residential road, 98 Farcroft Drive is a light and spacious Three Bedroom Semi-Detached house with Garage and Off Road Parking.

Offers In Region Of
£185,000

Overview

- Three Bedroom Detached House with No Upward Chain
- Highly Popular Residential Area
- Spacious Lounge, Breakfast Kitchen and Sunroom
- Two Double and One Single Bedrooms, Bathroom
- Rear Garden with Patio and Garden Shed, Detached Garage
- Convenient Location for Town Centre and local Bus Route
- Council Tax Band - C, Energy Rating - D



Brief Description

The front Porch leads to the wide and welcoming Hallway which has stairs to the first floor and to your right is the generous Living Room with a box bay window. The Breakfast Kitchen has an excellent range of traditional units, with integrated double oven, gas hob with extractor over, space for your washing machine and a tall fridge freezer, large under stairs cupboard and a door out to the side of the property. An archway leads through to the Sunroom which has sliding patio doors out to the rear Garden - and is currently used as the Dining Room.

To the first floor and the Bedrooms are set off the Gallery Landing which has an airing cupboard housing the hot water tank and Loft access. Bedrooms One and Two are double bedrooms, with Bedroom One having a built-in double wardrobe, and Bedroom Three is a single room currently presented as a Dressing Room. Completing the accommodation is the Bathroom with a double shower and a vanity unit housing the hand wash basin and w/c.

There's a Driveway and Garage, giving you Parking for 2-3 cars, and an enclosed rear Garden with two patio areas.

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 and Newcastle-under-Lyme, Newport and Whitchurch.



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

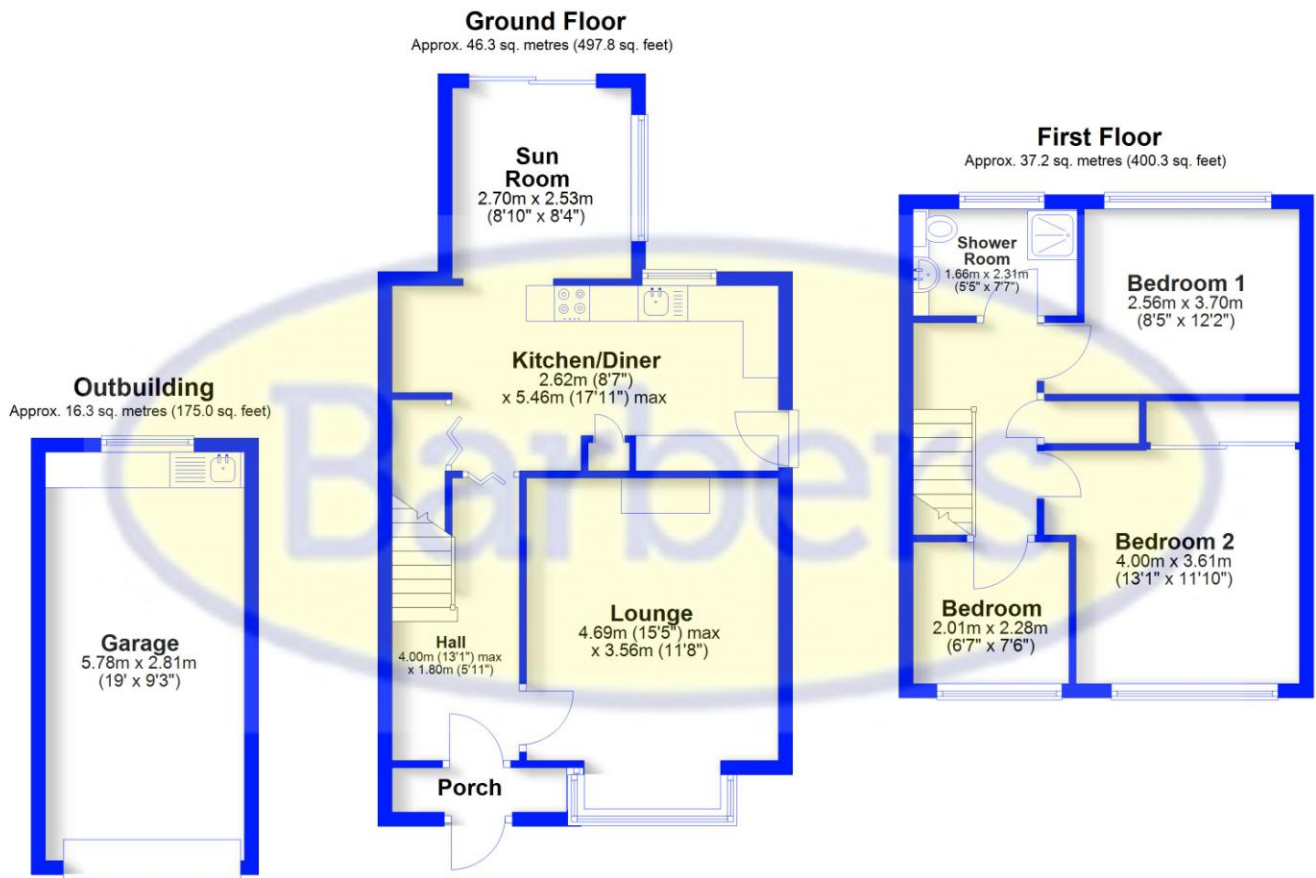
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn left, right at Nagington's Garage, left on Prospect Road, right at the mini roundabouts on Longslow Road and immediately left on Farcroft Drive. After approximately 0.4 miles the property is on your right on the corner of Parker Bowles Drive, 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 obtaining relevant data and any manual checks and monitoring which might be required.



Total area: approx. 99.7 sq. metres (1073.2 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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

