



Helping *you* move



Newlands, Christchurch Lane, Market Drayton, TF9 1DY

Deceptively Large Three Bedroom Detached Bungalow with Large
South Facing Rear Garden- OFFERED WITH NO UPWARD CHAIN

Offers in Region Of
£285,000

Overview

- Detached Bungalow on Good Sized End Plot
- Offered With No Upward Chain
- Lounge, Dining Room
- Breakfast Kitchen
- Conservatory, Detached Garage
- Three Bedrooms
- Main Bathroom, Master En-Suite
- South Facing Rear Garden with Patio
- Two Driveways
- Energy Rating D-66



Being offered with no upward chain, this detached bungalow is situated on the edge of an attractive development on a generous corner plot, with local bus routes and amenities close by. The living accommodation provides an entrance hall, lounge, dining room, breakfast kitchen, conservatory, three bedrooms, bathroom and an en-suite shower room to the master bedroom. Externally there is a driveway and lawn to the front of the property. The south facing rear garden is fully enclosed and includes a good sized lawn and paved patio area. There is a further driveway to the far rear that runs alongside the detached single garage as well as a hard standing area which houses a small timber shed.

ENTRANCE HALLWAY

11' 4 max" x 9' 9" (3.45m x 2.97m)

BREAKFAST KITCHEN

11' 8" x 9' 10" (3.56m x 3m)

LOUNGE

13' 10" x 10' 5" (4.22m x 3.18m)

DINING ROOM

11' 10" x 10' 0" (3.61m x 3.05m)

CONSERVATORY

9' 9" x 8' 5" (2.97m x 2.57m)

BATHROOM

7' 1" x 5' 7" (2.16m x 1.7m)

BEDROOM TWO

12' 9" x 11' 2" (3.89m x 3.4m)

MASTER BEDROOM

13' 7" x 10' 7" (4.14m x 3.23m)

EN-SUITE SHOWER ROOM

7' 1" x 5' 11" (2.16m x 1.8m)

BEDROOM THREE

11' 3" x 6' 7" (3.43m x 2.01m)



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LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.



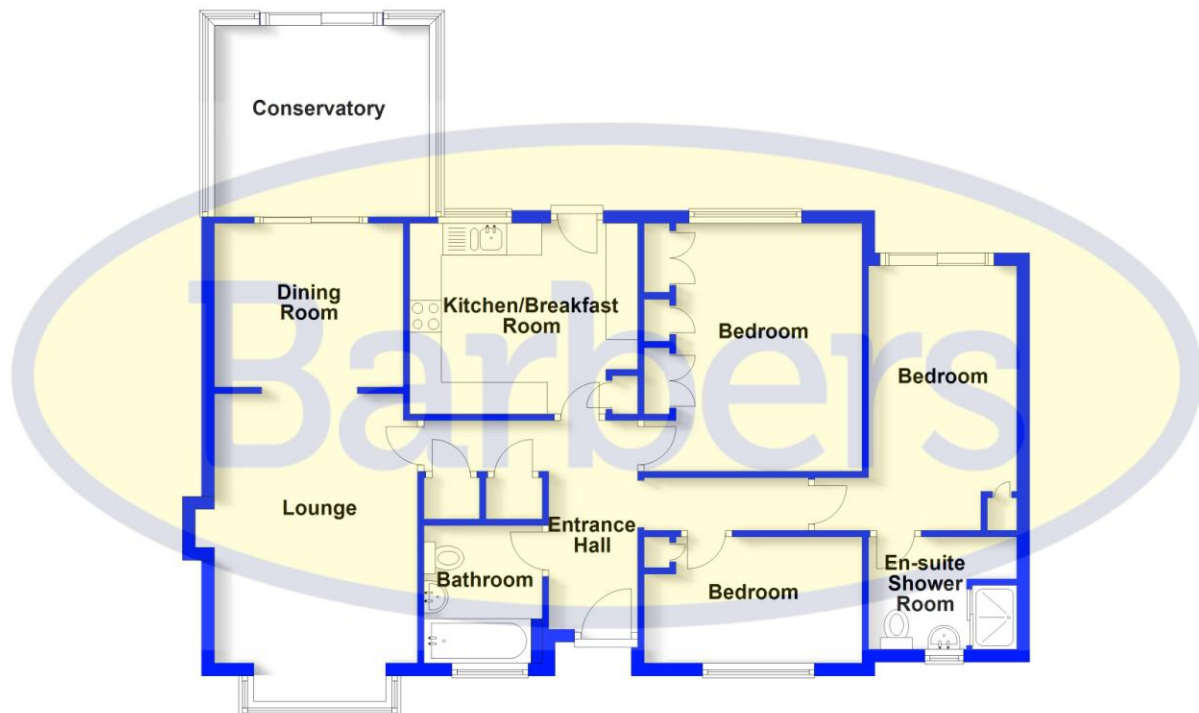
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Directions

Turn left out of our office on Maer Lane then left again at the mini island onto Cheshire Street. At the next mini island turn right onto Frogmore Road and continue to a further mini island where you will turn right onto Shropshire Street continuing to Shrewsbury Road then take a left into Buntingsdale and left again into Christchurch Lane. Pass the church on the right hand side and continue along the road where you will find the property on the right hand side which can be identified by our for sale board.

Ground Floor

Approx. 95.1 sq. metres (1023.2 sq. feet)



Total area: approx. 95.1 sq. metres (1023.2 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.

SERVICES

We are advised that mains electric, water and drainage are available with gas fired central heating. Barbers have not tested a ny 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.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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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!

Market Drayton Residential Sales

Tel: 01630 653641

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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.