



Helping *you* move



The Old Bake House, Shropshire Street, Market Drayton, TF9 3DQ

Three words sum up this property: Location, Potential and Character! Set in the heart of Market Drayton - with the added benefit of private parking - The Old Bake House just needs you to fall in love with it and bring it back to its former glory!

Offers In Region Of
£189,950

The Old Bake House, 75&75a Shropshire Street Market Drayton, TF9 3DQ

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Overview

- Character Mid-Terraced Three Bedroom Cottage
- Town Center Location with Off Road Parking
- Double Fronted Living Room
- Dining Kitchen
- Large Workshop/Further Reception Room to Rear
- Conservatory
- Three Bedrooms & Family Bathroom
- Work Required to Maximise Potential
- EPC - TBC



Brief Description

The double-fronted aspect gives the property enormous kerb appeal, and the front door opens a large front Reception Room (which was formerly two rooms) and onto the Dining Kitchen and Conservatory. There's a large room to the rear of the property that would make a great workshop or be developed as further living space. To the first floor are the three Bedrooms and the Bathroom.

Externally, the frontage opens onto Shropshire Street. To the rear, there is a garden area and beyond the current builders fence there will be two allocated parking spaces - it is believed that this land will be developed with three bungalows.

Location

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders.

Recorded in the Domesday Book, in 1245 King Henry III granted a charter for the weekly Wednesday market which 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, Stoke-on-Trent, Crewe, Stafford, Telford and Shrewsbury are all within commuting distance.



Your **Local** Property Experts
01630 653641



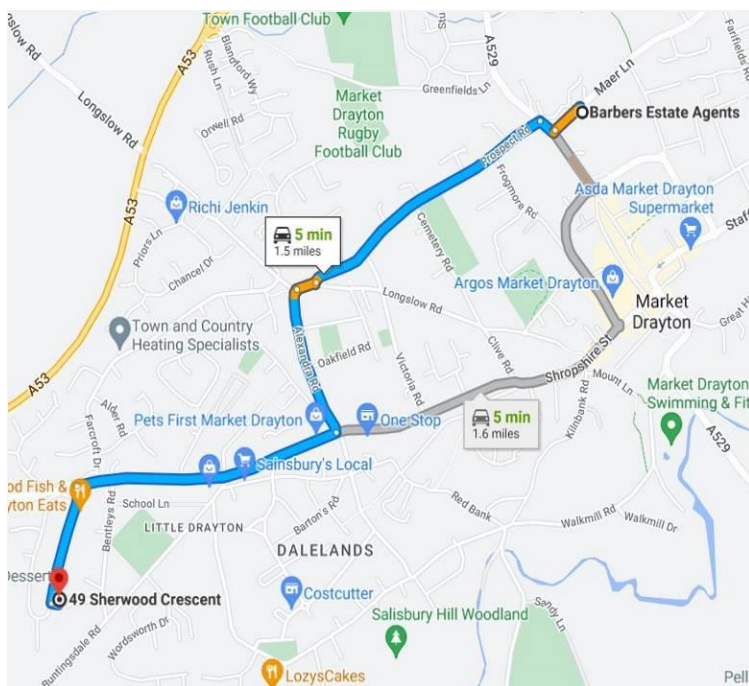
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office, Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH on 01630 653641 or Email to:

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 the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: We recommend you park on the Argos/Wilkos car park (payable) then run left on Frogmore Road and then right on Shropshire Street where the property will be on your left and identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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.

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Floor Plan to Follow



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 AGENTS: Tower House, Maer Lane, Market Drayton, TF9 3SH | Tel: 01630 653641
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