



Helping *you* move



## 2 The Boundary, Woore, Cheshire, CW3 9QY

A Modern Three Bedroom Detached House in Sought After Village Location - with Smart Dining Kitchen, Principal Bedroom with En Suite, Detached Garage & Ample Parking

Offers In Region Of  
**£257,500**



## Overview

- Modern Detached Three Bedroom House
- In Sought After Village Location
- Entrance Hallway, Cloaks/WC
- Lounge, Dining Kitchen
- Principal Bedroom with En Suite
- Two Further Bedrooms
- Bathroom
- Front & Rear Gardens
- Detached Garage
- Plentiful off-Road Parking
- Council Tax Band – C
- Energy Rating - TBC



## Brief Description

This is smart, modern, immaculately presented Detached Three Bedroom House. To the ground floor is the Entrance Hallway Cloaks/WC, a spacious Lounge which opens to an impressive Open Plan Dining Kitchen with patio doors leading to the rear Garden. To the first floor is the Principal Bedroom with an En-Suite Shower Room, two further Bedrooms - one of which is currently used as a Home Office - and a family Bathroom.

Externally, to the rear, is a landscaped garden has an Indian stone patio and steps leading to the lawn, pedestrian access in to the garage which has power and plumbing for a washing machine. To the front of the garage are two allocated parking spaces as well as the parking space located at the front of the property.

## Location

Situated in the popular and attractive village of Woore, which is sat within the Shropshire/Cheshire borders and close to the Staffordshire borders. The property is in walking distance of the primary school, pub, village hall, parish Church, cricket club, tennis club and the village store/Post Office.

Nearby towns of Market Drayton, Nantwich, Crewe and Newcastle-under-Lyme, and M6 junctions 15 & 16 are within an easy commutable distance. Mainline trains are available from Crewe and Stoke-on-Trent.



# Your Local Property Experts

01630 653641



**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)

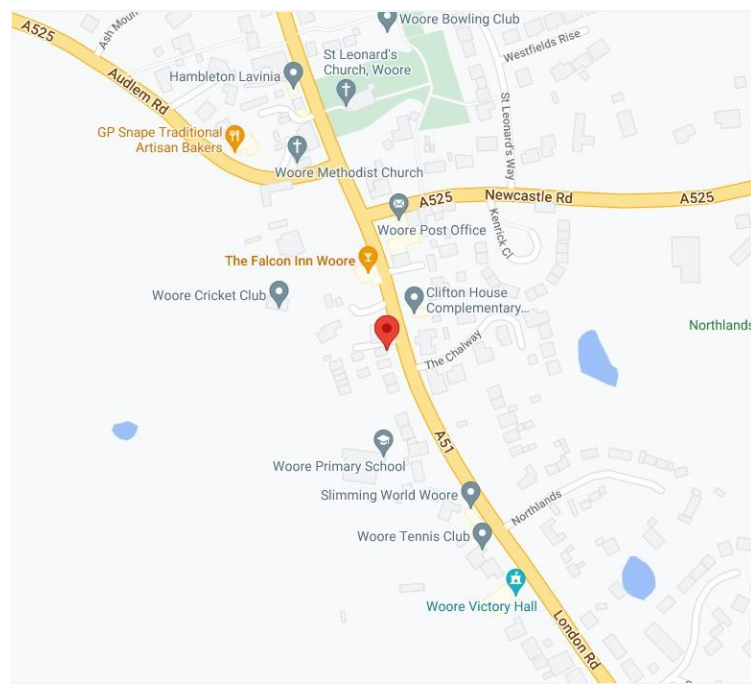
**SERVICES:** We are advised that mains electric, water and drainage are available with electric storage heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

Tel: 0345 678 9002

**COUNCIL TAX BAND:** C

**EPC RATING:** TBC



**DIRECTIONS:** Leave Market Drayton on the A53 towards Newcastle under Lyme and turn left on the B5415. Continue on this road and at the next T-junction, turn left on the B5026 and continue on this road to the next T-junction. Turn left towards Woore continuing along London Road where you will find the property on the left-hand side which can be identified by our for-sale board.

**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.





Total floor area 86.0 sq. m. (926 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX.



## 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

**BARBERS ESTATE AGENTS: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



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