



Helping *you* move



3 Hampton Drive, Market Drayton, TF9 3RP

This is a substantial Detached Four Bedroom, three Bathroom property in a great location for Market Drayton Town Centre - and is offered to the market with No Upward Chain.

Offers In Region Of
£360,000

Overview

- Substantial Four Bedroom Detached House
- No Upward Chain
- Integral Garage, Home Office
- Spacious Lounge, Dining Room
- Kitchen, Dining Area, Boot Room, Utility & Cloaks/WC
- Principal and Guest Bedroom with En Suites
- Two Further Bedrooms, Bathroom
- Front Garden, Driveway Parking
- Council Tax Band – F
- EPC Rating - C



Brief Description

To the ground floor is the Entrance Hall, Study/Home Office, generous Living Room with double doors through to the Dining Room which has French doors out to the rear Garden. The Kitchen which opens to the Dining Area and then through to the Rear Lobby/Boot Room, Utility and Cloaks/WC. To the first floor is a very spacious Principal Bedroom with En Suite Bathroom, Guest Bedroom with En Suite Shower Room, Bathroom plus two further Bedrooms.

Externally, the property has a wide frontage and the driveway and Garage will give you parking for 3-4 cars. A pathway to the side of the property leads round to the rear Garden which has a central lawned area and a covered timber pergola running for almost the full width of the property under which is both a paved patio area and a timber deck.

Location

Market Drayton is a busy market town with a weekly Wednesday street market whose charter dates back to 1245. The town has a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in via the A53 to Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 25 minutes' drive (depending on traffic).



Your Local Property Experts

01630 653641



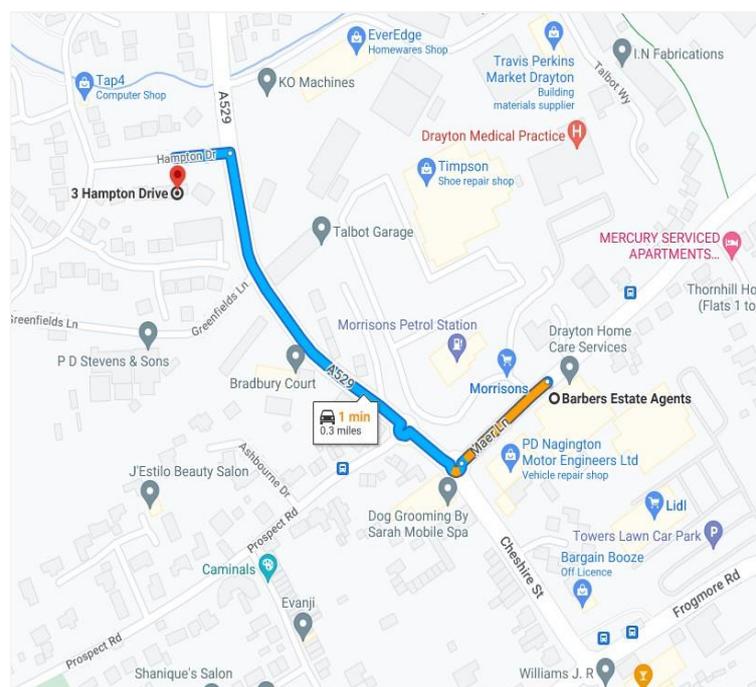
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

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, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk

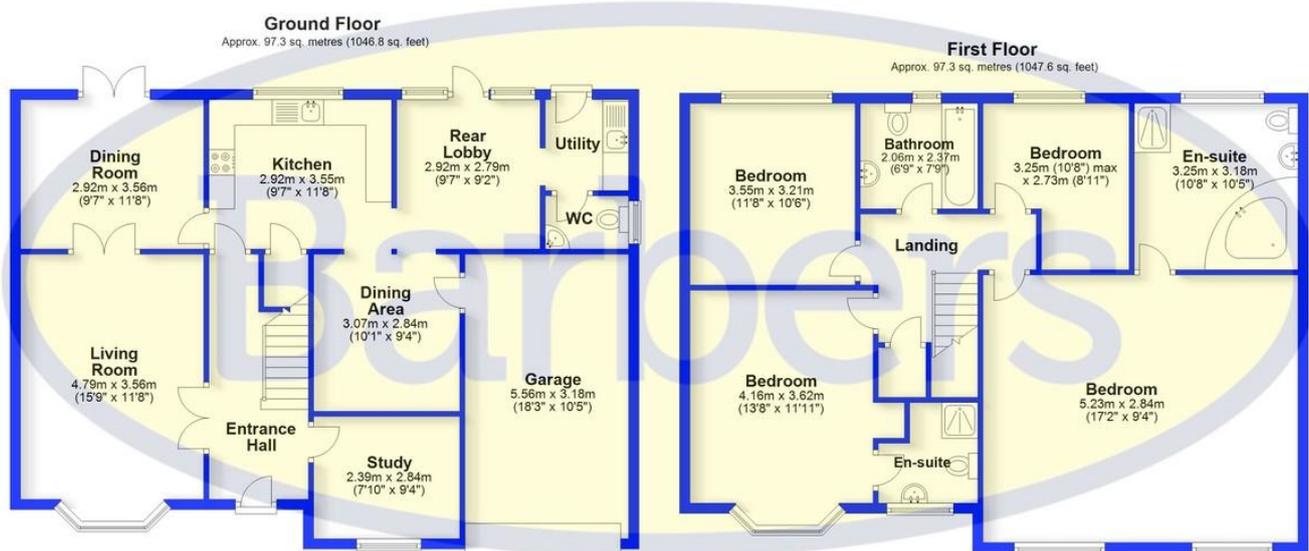


DIRECTIONS: From our office on Maer Lane turn left and then right on Cheshire Street, over the canal bridge and then left on Hampton Drive where the property is 50 yards on your left and can be identified by our For Sale sign.

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.

FLOOR PLAN – Not to Scale



Total area: approx. 194.6 sq. metres (2094.4 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,
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