



Helping *you* move



117 Salisbury Road, Market Drayton, TF9 1BX

A Three-Bedroom Semi-Detached House in a popular residential area, with recently refitted Kitchen, Spacious Lounge, Off-Road Parking and rear Garden with Patio Area.

Offers In Excess Of
£160,000

Overview

- Three Bedroom Semi-Detached House
- Popular Residential Area
- Newly Fitted Breakfast Kitchen
- Generous Lounge, Rear Lobby
- Three Bedrooms, Bathroom
- Enclosed Rear Garden with Lawn & Patio Area
- Off Road Parking for Two Cars
- Council Tax Band – B
- EPC Rating - D



Brief Description

To the ground floor, the Breakfast Kitchen is to the front of the property and has recently been updated with new Shaker-style units with integrated dish washer, single Bosch oven with Schott hob and extractor fan over, space for your washing machine and for a tall fridge freezer. The Lounge is a spacious room with large picture window - and a further door opens to the rear hall with a door out to the Garden. To the first floor is the Landing with Loft access, three Bedrooms with Bedroom One being a good-size double room, and the Bathroom with an electric shower over the bath.

Externally, the property has a small forecourt Garden with steps up to the front door, and off-road Parking for two cars. To the rear of the property the enclosed Garden has a patio area with steps up to the lawn which has mature borders and timber fencing.

Location

Market Drayton is a busy market town with a weekly Wednesday street market 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, Supermarkets and Sports Clubs.

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 30 minutes' drive.



Your Local Property Experts

01630 653641



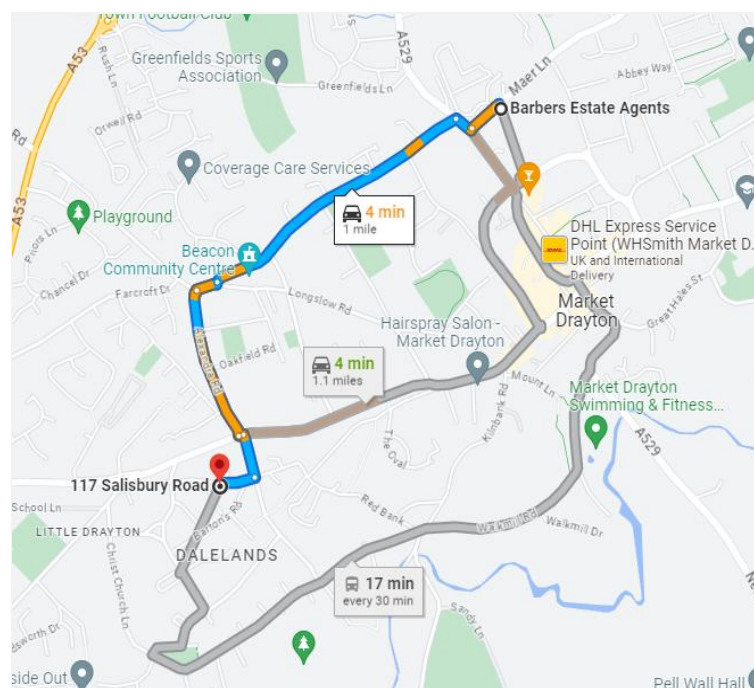
Useful Information

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

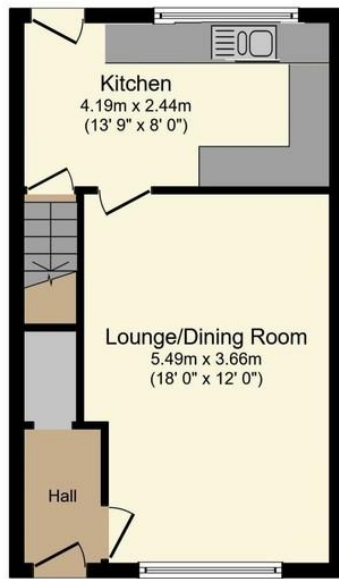


DIRECTIONS: From our office on Maer Lane, turn left, then right at Nagington's Garage, left on Prospect Road, then bear left on Alexandra Road. At the junction with Shrewsbury Road go straight over (dog leg junction) on to Allen Close and take the first right on Salisbury Road - and the property is approximately 500 yards on your left and can be identified by our For Sale sign.

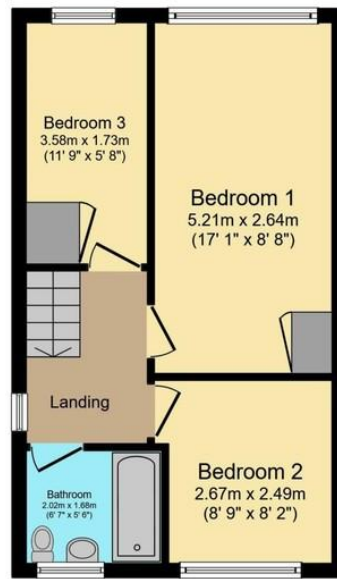
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate.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

Front of Property



Ground Floor



First Floor

Total floor area 72.0 sq. m. (775 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

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
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