



Helping *you* move



Cranbank, Newcastle Road, Market Drayton, TF9 1HW

'Cranbank' is an attractive 1930's Four Bedroom Semi-Detached House that has been updated to offer you an Open Plan Kitchen/Dining/Snug space yet retaining much of its original charm, with Off-Road Parking and landscaped Rear Garden.

Offers In Region Of
£310,000

Overview

- 1930's Four Bedroom Semi-Detached House
- Entrance Porch, Study, Utility, Ground Floor Shower Room
- Generous Lounge with Feature Fireplace
- Open-Plan Kitchen/Dining/Snug
- Three Double & One Single Bedrooms, Bathroom
- Landscaped Rear Garden with Patio Areas
- Off Road Parking for 3-4 Cars
- Council Tax Band – C
- Energy Rating - D



Brief Description

To the ground floor of this striking 1930s property is the Entrance Porch, spacious Lounge with large bay window, feature fireplace and stairs leading up to the first floor Landing, Study, Open Plan Kitchen/Dining/Snug, Utility and Shower Room. Moving to the first floor, and the accommodation is set around the central Landing which has Loft access. Bedroom One has a bay window and Bedrooms One, Two and Four are all double rooms with built-in wardrobes. Bedroom Four is a good-size single room and completing the accommodation is the Family Bathroom.

Externally, there's off-road Parking for 2-3 cars to the front of the property, and a landscaped rear Garden with a patio area protected by a stone retaining wall set with mature plants and shrubs, and steps up to the Lawn which has two further patio areas so you can always find a sunny spot!

Location

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

A wider range of shops and facilities can be found 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
Tel: 0345 678 9002

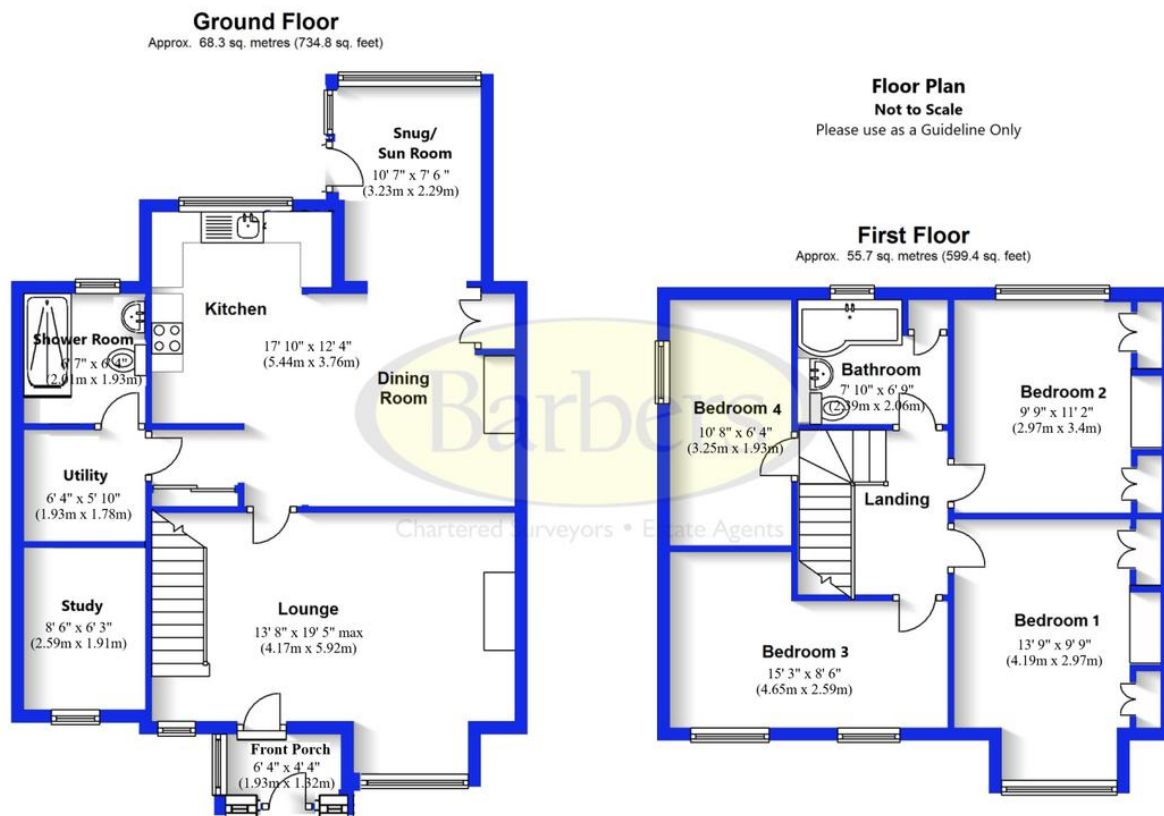
TENURE: We are advised that the property is Freehold. Vacant possession upon completion.



DIRECTIONS: From our office on Maer Lane turn right and then right again on Smithfield Lane, over the next two mini-roundabouts. Go left on Stafford Street which becomes Newcastle Road - go over the canal bridge and the property is approximately 500 metres 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.



Total area: approx. 124.0 sq. metres (1334.2 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.



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 AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
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Email: marketdrayton@barbers-online.co.uk



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.