



Helping *you* move



Cresswell House, 49 Stafford Street Market Drayton, TF9 1JD

A beautifully light and spacious Georgian Three Bedroom Semi Detached House with many original features including Sash Windows, a modern Kitchen extension, new En Suite - and the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£350,000

Overview

- A Substantial Three Bedroom Georgian Semi-Detached House
- No Upward Chain
- Original Features Throughout
- Entrance Hall, Lounge & Dining Room, Breakfast Kitchen, Shower Room
- Spacious Principal Bedroom with En Suite, Two Further Bedrooms, Bathroom
- Rear Garden with Patio, Parking for Three Cars
- Council Tax Band – D
- Energy Rating - E



Brief Description

To the ground floor is a wide Hallway with a turning staircase, the Lounge with dual aspect sash windows with secondary glazing and original features, and the Dining Room - another lovely light and spacious room with dual aspect sash windows with secondary glazing, ceiling cornice and a feature fireplace. There's a modern Breakfast Kitchen extension with a good range of traditional units, Cook Master electric range cooker and double sliding patio doors out to the rear Garden, and a Shower Room.

To the first floor, the Principal Bedroom and again has dual aspect sash windows, built-in wardrobe and a door leading through to the modern En Suite with double shower. Bedroom Two is another double Bedroom, Bedroom Three is a generous single room and the Bathroom has a bath tub, W.C., and pedestal hand wash basin.

Externally, there's an established front Garden, Parking for 2-3 Cars and enclosed rear Garden with Patio.

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.



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

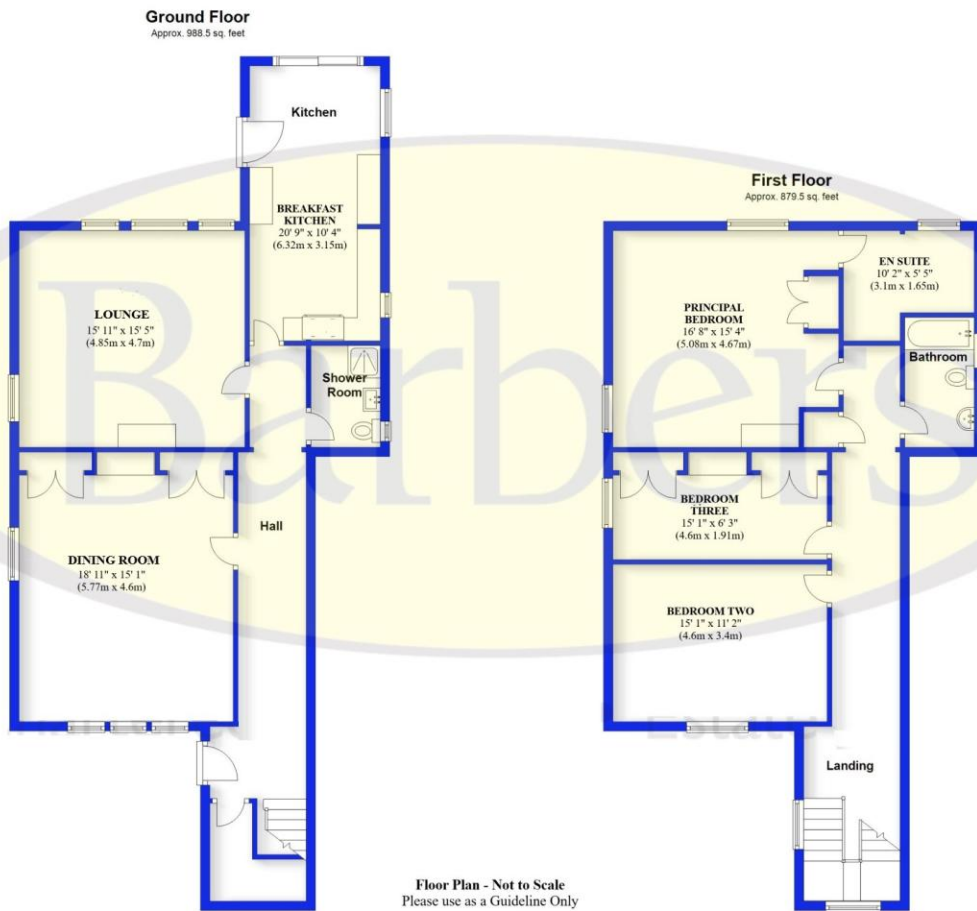
FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



DIRECTIONS: From our office on Maer Lane turn right, then right on Smithfield Road. Go straight over the two mini-roundabouts and at the third mini roundabout turn left on Stafford Street and the property is 50 meters on your left and can be identified by our For Sale sign. Please turn up the driveway and park in the spaces to the right at the rear of the property.

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
Please use as a Guideline Only
Total area: approx. 1868.0 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

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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