



Helping *you* move



## 3 Cresswell Gardens, Stafford Street, Market Drayton, TF9 1JD

A smart New Build Two Bedroom Semi-Detached Bungalow in walking distance of Market Drayton town centre, with off-road Parking and enclosed Rear Garden.

Offers In Region Of  
**£285,000**

## Overview

- New Build Two Bedroom Semi-Detached Bungalow
- No Upward Chain
- Breakfast Kitchen, Living Room with French Doors to the Garden
- Two Double Bedrooms
- Shower Room with Walk-in Shower
- Enclosed Rear Garden
- Off Road Parking for Two Cars
- Council Tax Band - TBC



## Brief Description

To the front of the property are landscaped Gardens and Parking, and this property will have two Parking spaces directly outside the bungalow. The Driveway runs to the side of the property with a gate through to the rear Garden and to the side of the property your front door opens into a super-smart Breakfast Kitchen. Here you'll find a good range of units with integrated oven, microwave, hob with extractor fan over and fridge freezer. Off the inner Hall is the Lounge - a generous space with French doors out to the rear Garden. The two Bedrooms are both of a good size and completing the accommodation is the Shower Room with a vanity unit with sink and WC and a double walk-in shower.

To the rear of the property is an enclosed Garden laid mainly to lawn, with a paved patio outside the French doors and a pathway that leads round to the garden gate.

## 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](mailto:marketdrayton@barbers-online.co.uk)

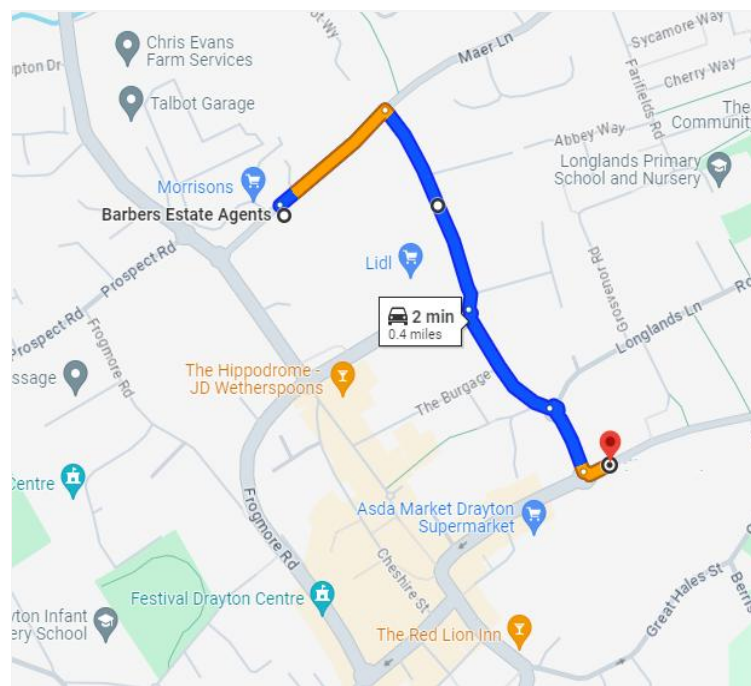
**SERVICES:** We are advised that the property has mains water, drainage and electricity, air source heat pump, under floor heating and electric vehicle charging point.

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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website:

<https://checker.ofcom.org.uk>



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**DIRECTIONS:** From our office on Maer Lane turn right, right on Smithfield Road and follow the road over the two mini-roundabouts and then turn left on Stafford Street. Approximately 100 yards you'll see our For Sale sign - turn left here and this property is at the end of the drive and is the left hand-side one of the semi-detached New Build bungalows.

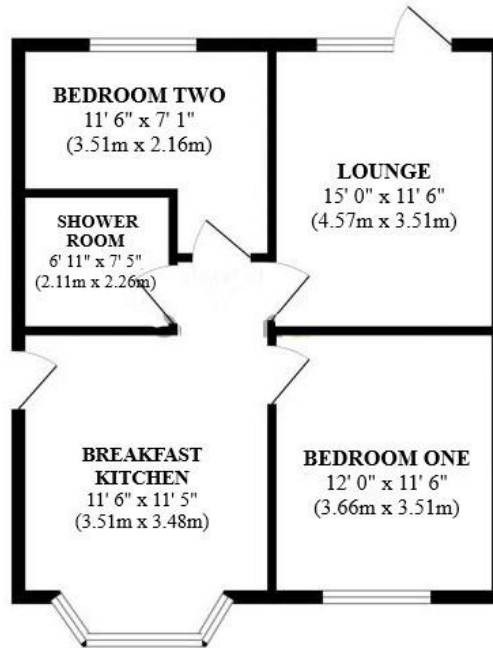
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are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

## Cresswell Bungalows

Left Hand Side Semi-Detached

### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, areas and any other data and approximations and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to their condition or efficiency can be given.  
Made with Floorplan 12.02.21

**Barbers**

**Floor Plan  
Not to Scale**

Please use as a guideline only



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## 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.

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

**Barbers**

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.