



Helping *you* move



## 23 Manor Gardens, Market Drayton, TF9 3AY

**\*\*No Upward Chain\*\*** Set on a generous corner plot is this spacious Three Bedroom End Terraced House in walking distance of Market Drayton High Street. The accommodation includes a Lounge with separate Dining Room, Garden, Driveway and Single Garage.

Offers In Excess Of  
**£185,000**



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## Overview

- Three Bedroom End Terrace House with No Upward Chain
- Great Location in the heart of Market Drayton
- Entrance Hall, Kitchen, Lounge, Dining Room
- Two Double and One Single Bedrooms, Bathroom with Separate WC
- Garden to Front & Rear Courtyard
- Detached Garage, Driveway Parking
- Council Tax Band - B; EPC - TBC



## Brief Description

The well-proportioned accommodation begins with an enclosed front porch leading into a welcoming entrance hallway. From here, the ground floor offers a comfortable lounge, a practical breakfast kitchen and a spacious dining/family room, complete with French doors opening onto the private rear courtyard-an ideal spot for relaxing or entertaining.

Upstairs, the landing gives access to three bedrooms, including two generous doubles with built in wardrobes, along with a family bathroom and a separate W/C.

With the added advantage of having no upward chain, this property represents an excellent opportunity for first time buyers, investors or those seeking to downsize. With its combination of space, convenience and a desirable setting this property is going to be popular – so please call the team at our Market Drayton office to arrange your viewing.

## 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, and access to the Shropshire Union Canal.

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 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. The Vendor's Solicitor will confirm this.



**DIRECTIONS:** Turn left out of our office, right by Nagington's Garage, left onto Prospect Road and then turn left just past the cemetery onto Cemetery Road. At the crossroads and turn left past the infants school and then right into Manor Gardens where you will find the property on the corner and can be identified by our For Sale board.

**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



Floor Plan to follow



## 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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