



Helping *you* move



## 6 Pipe Gate, Market Drayton, TF9 4HX

A beautifully presented Three Bedroom End of Terrace House set out over three floors, with both a Lounge and Dining Room, Two En Suites, enclosed rear Garden and on-road Parking.

Offers In Region Of  
**£250,000**

## Overview

- Three Bedroom, Three Storey End of Terrace House
- Popular Village Location
- Entrance Hall, Lounge with Inglenook Fireplace
- Dining Room, Kitchen, Cellar
- Two Double En Suite Bedrooms to the 1st Floor
- Third Bedroom/Home Office to Top Floor
- Rear Courtyard and Garden, On Road Parking
- Council Tax Band - B, Energy Rating - E



## Brief Description

This is a beautifully presented Three Bedroom End-of-Terrace house with Entrance Porch, a Hallway which has the original Minton tiled floor, wall panelling and feature heritage colours. To the ground floor is the Lounge with, exposed floorboards, double glazed sash window, a feature brick fireplace with tiled hearth, the Dining Room with a door to steps down to the Cellar, and the Kitchen. To the first floor are two Double Bedrooms with En Suites, and to the top floor is a the lovely, light and spacious Loft Bedroom, with two Velux-style windows making the most of the far-reaching countryside views.

Externally, the property has a small, walled fore-Garden and then a passageway to the side leads down to the entrance to your Courtyard and then on to your private, enclosed Garden that's laid mainly to lawn. The neighbours to your right have right of way along the passageway for bin access.

## Location

This property is in Pipe Gate, a highly desirable residential hamlet just off the A51 between Blackbrook and Woore. It has a popular Pub and traditional coal/log merchant. More facilities are available in Woore where you'll find a Primary School, Village Store with Post Office, Pub, Village Hall, Cricket Club and Tennis Club.

The larger towns of Nantwich, Market Drayton and Newcastle-under-Lyme offer you a greater mix of shops, cafes, schools and facilities. M6 J15 & 16 are approximately 25 minutes' drive, with the closest mainline railway station being Crewe.



# 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 mains water, drainage and electricity services are available, with oil-fired central heating. 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.



**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads, and after 2.8 miles turn left at Red Bull. After 6.8 miles turn left at the T-junction. At the next T-junction turn right into Pipe Gate on the A51 and just after the coal merchants turn left onto the old road and the property is approximately 100 yards on your right 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.



**Floor Plans - Not to Scale**  
Please use as a Guideline to Layout Only



## 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.

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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**  
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