



Helping *you* move



2 Cresswell Gardens, Market Drayton, TF9 1JD

Tucked away on a Select Development of just Three Bungalows, this smart Two-Bedroom Semi-Detached Bungalow with enclosed Rear Garden has plenty of Driveway Parking - and is offered to the market with No Upward Chain.

Offers In Region Of
£285,000

Overview

- Two Bedroom Semi-Detached Bungalow
- No Upward Chain
- Breakfast Kitchen, Lounge with Glazed Doors to Rear Garden
- Two Double Bedrooms
- Shower Room with Walk-in Shower
- Under Floor Heating, Air Heat Source Pump
- Enclosed Rear Garden
- Driveway Parking for Two Cars
- Council Tax Band – TBC
- Energy Rating - B



Brief Description

Finished to a high standard and with energy efficiency in mind, this lovely property is being offered to the market with No Upward Chain. To the front of the property are landscaped Gardens and Parking, and two Parking spaces. To the side of the property your front door opens into a super-smart Breakfast Kitchen with a range of quality units with integrated oven, microwave, hob with extractor fan over, fridge freezer, washer/dryer and dishwasher - and a bay window that catches the morning sun. Off the inner Hall is the Lounge with a glazed door to the Garden, two Bedrooms and 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 pathway 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

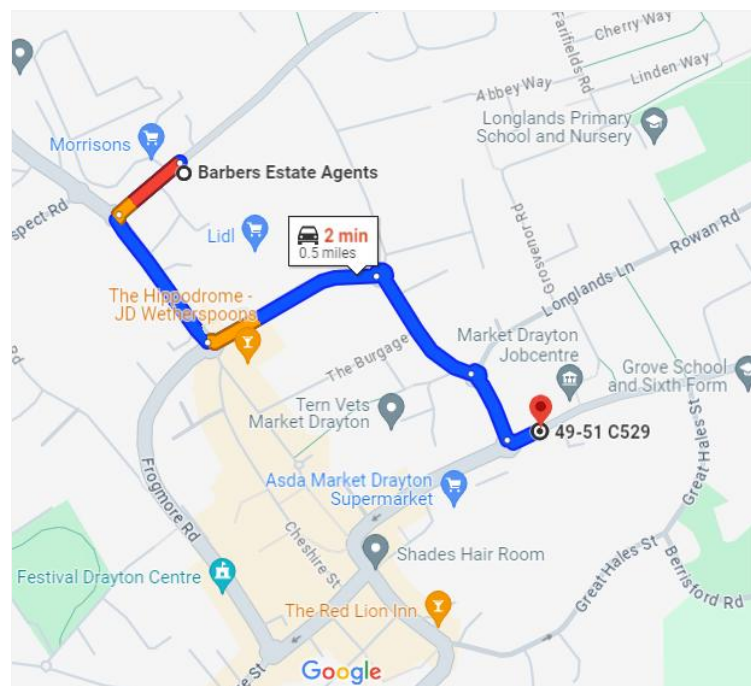


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that the property comes with a Ten-Year Warranty with mains water, drainage and electricity, air source heat pump, under floor heating and electric vehicle charging point. Fibre optic broadband is also connected. 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.

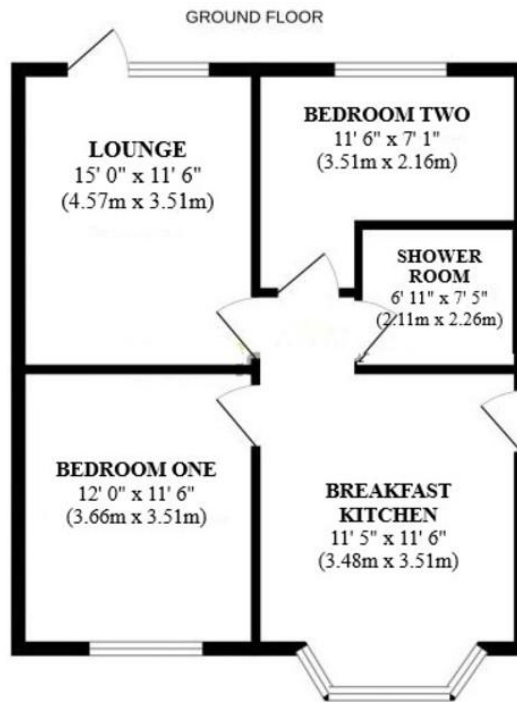
LOCAL AUTHORITY: Shropshire



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 on the driveway that's shared with Cresswell House and this property is at the end of the drive and is the right hand-side 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.



Floor Plan
Not to Scale
Please use as a
Guideline Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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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.

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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

