



Helping *you* move



55 Waterside Drive, Market Drayton, TF9 1HU

Set in a picture perfect canal side location, 55 Waterside Drive is a Two Bedroom End-of-Terrace House with Lounge & Dining Kitchen, rear Garden and allocated Parking - and is offered to the market with No Upward Chain.

Offers In Region Of
£200,000

Overview

- Two Bedroom End-of-Terrace House with No Upward Chain
- Wonderful Canal Side Location, Lovely Front Aspect
- Entrance Hall, Lounge, Dining Kitchen
- Two Bedrooms, Bathroom
- Low Maintenance Rear Garden with large Timber Shed/Workshop
- Two Allocated Parking Spaces
- Council Tax Band – B
- Energy Rating - D



Brief Description

To the front of the property is the communal green space, and your front terrace is a wonderful spot to sit and watch the canal barges go by. The front door opens to the Hall with stairs leading up to the first floor and a door to your left opens to the Lounge which has lovely canal views through the front window, a fireplace and really useful understairs store. A door from the Lounge leads through to the Dining Kitchen which has a good range a kitchen units with integrated oven and hob with extractor fan over, space for your washing machine and fridge freezer, and wood panelling detail to the dining area.

From the Kitchen, a door opens to the low maintenance rear Courtyard Garden which has two patio areas, raised beds, a large timber store/workshop with light and power, and gates to the allocated Parking spaces and a side gate out to the canal.

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

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.



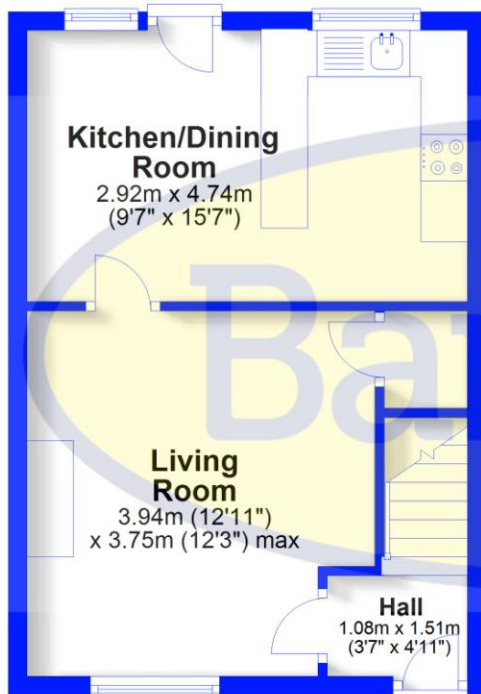
DIRECTIONS: From our office on Maer Lane turn right, right again on Smithfield Road, straight over the mini roundabouts and then left on Newcastle Roa. After the Grove School on your right, go left on Betton Road, over the canal bridge and keep left onto Waterside Drive. At the end of the development turn left into the private parking area and the property is the last one on the left.

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.

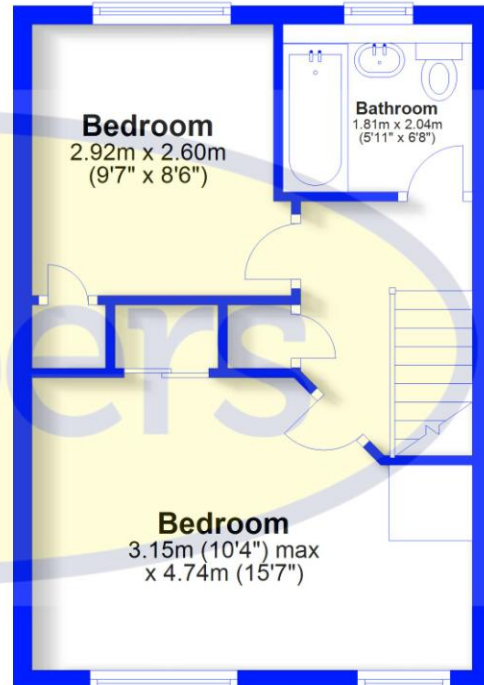
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.3 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The



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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