



Offers Over £210,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

## Market Drayton

Sherwood Crescent  
Market Drayton Shropshire

*Join the band of merry men and head over to this lovely semi-detached bungalow in Sherwood..... Crescent.*

Located on a popular development and offered with no onward chain the bungalow comprises entrance hall, lounge, kitchen, inner hallway, two bedrooms, conservatory, kitchen and bathroom. Outside there are lawned gardens to the front and rear with the rear garden being private and driveway which continues to the side via gates.



- Semi-Detached Bungalow
- Lounge, Fitted Kitchen With Utility Area
- Three Bedrooms Plus Conservatory
- Bathroom Plus Additional Shower Room
- Lawned Gardens & Driveway
- Popular Location. No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed part glass front entrance door, double glazed window to the front and radiator.

## Living Room 12' 5" x 14' 6" (3.79m x 4.41m)

Having tiled fire surround and hearth with coal effect gas fire, radiator and double glazed window to the front.

## Inner Hallway

Airing cupboard off, loft access and doors off to the kitchen, bathroom and three bedrooms.

## Kitchen 9' 4" x 12' 8" (2.85m x 3.86m)

Fitted with a range of base and wall units, work surfaces to all four sides incorporating a stainless steel one and a half bowl stainless steel sink unit, drainer and mixer tap. Space for a slot in cooker and under counter spaces for a washing machine and fridge. Gas central heating boiler, part glass double glazed door to the side and double glazed window to the front.



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**Bedroom One** 11' 6" x 12' 10" (3.5m x 3.92m)

Radiator and double glazed window to the rear.

**Bedroom Two** 9' 10" x 10' 11" (3.0m x 3.33m)

Radiator, double glazed window to the side and double glazed patio doors to the conservatory.

**Conservatory** 8' 5" x 11' 1" (2.57m x 3.38m)

Double glazed windows set on low brick walls to three sides and double glazed door to the side. Radiator.

**Bathroom** 7' 1" x 6' 2" (2.16m x 1.88m)

Fitted with a white suite comprising panel bath with electric shower over, pedestal wash basin and low level WC. Tiling to the walls, radiator and double glazed window to the side.

**Outside front**

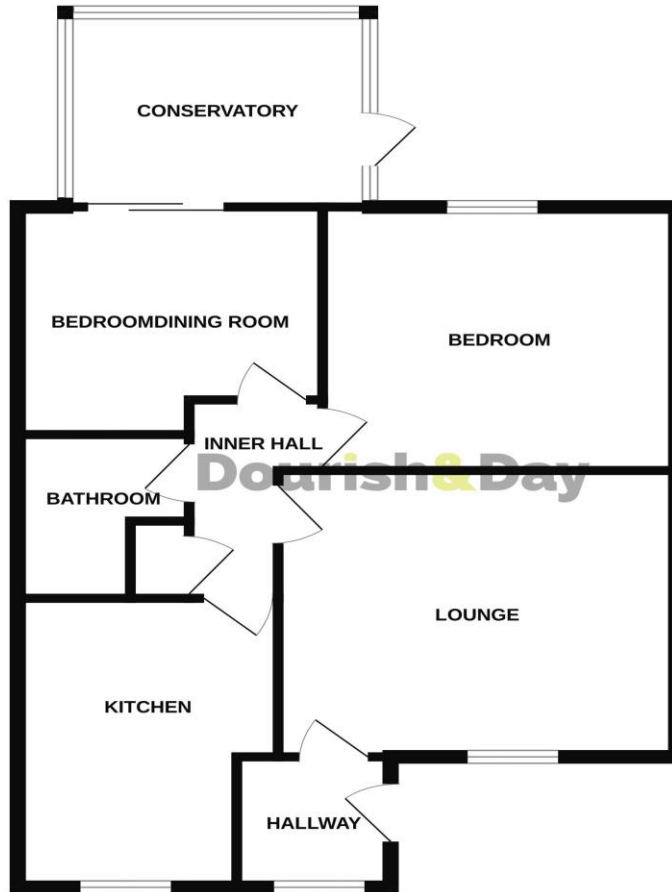
The home has a lawned front garden with flower bed borders and a pattern imprinted concrete driveway which continues to the side via double gates and continues to the rear garden.

**Outside Rear**

There is a pattern imprinted concrete patio leading onto a mostly lawned rear garden. There are two garden sheds and greenhouse.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<small>Energy efficient - lower running costs</small> <small>(82+)</small>			
A			86
B			
C		85	
D			
E			
F			
G			
<small>Not energy efficient - higher running costs</small> <small>(35-39)</small>			
<b>England &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc.org.uk</small>			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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