



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: B

## Market Drayton

Portland Drive  
Market Drayton Shropshire



***A first glance at the photos and you will see that this is a home you can move straight into, unpack your belongings and relax. So, if you are looking for a lovely, well presented home, this could be the one.***

Comprising entrance hall, spacious through lounge/diner, fitted kitchen and to the first floor there are three bedrooms and modern family bathroom with shower over the bath. There is ample parking to the front and side under a carport with tall gates and the enclosed rear garden is perfect for a family with large patio and lawn.

- Three Bedroom Semi Detached House
- Open Plan Lounge/Diner
- Fitted Kitchen
- First Floor Bathroom
- Driveway & Carport
- Enclosed Lawned Rear Garden

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 Hall

Accessed through a composite double glazed front entrance door having stairs to the first floor, radiator and door to the lounge.

## Through Lounge/Diner 20' 10" x 12' 11" (6.35m x 3.94m)

A spacious full length room including living area and dining area to the rear. Fitted with a coal effect electric fire with a chimney breast recess having wooden mantle over. Two radiators and double glazed windows to the front and rear.

## Fitted Kitchen 7' 10" x 7' 11" (2.4m x 2.41m)

Fitted with a range of base and wall units and work surfaces to three sides. Inset stainless steel sink unit, drainer and mixer tap. spaces for appliances, under stair store cupboard, Tiling to the walls and floor, gas central heating boiler, double glazed window to the rear and half glass double glazed door to the side.

## Landing

Loft access, airing cupboard and double glazed window to the side.



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**Bedroom One** 11' 2" x 9' 9" (3.4m x 2.96m)

Radiator and double glazed window to the rear.

**Bedroom Two** 9' 7" x 9' 5" (2.93m x 2.86m)

Radiator and double glazed window to the front.

**Bedroom Three** 6' 8" x 7' 1" (2.03m x 2.16m)

Radiator and double glazed window to the front.

**Family Bathroom** 5' 6" x 6' 2" (1.67m x 1.88m)

Fitted with a white suite comprising panel bath with mixer tap and shower over, pedestal wash basin and low level WC. Tiling to the walls, heated towel rail and double glazed window to the rear.

**Outside Front**

There is a hedgerow to the front and side boundary behind which is a decorative stone covered garden and driveway extending to the side via tall wooden gates to a carport.

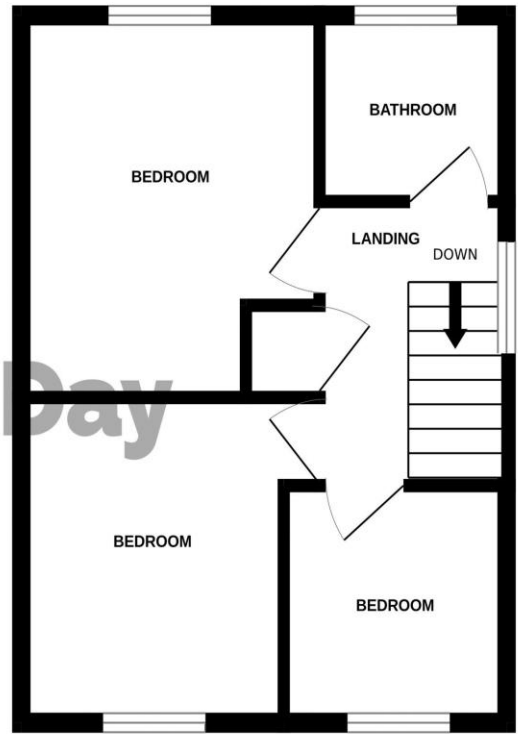
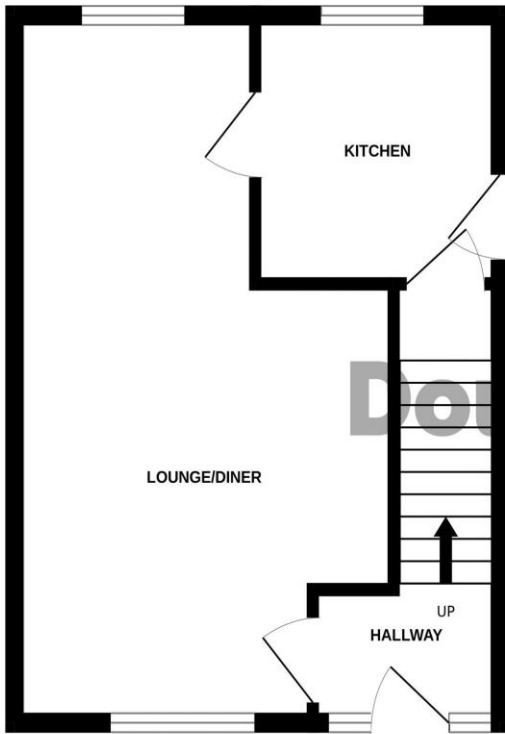
**Outside Rear**

The rear garden is enclosed by timber fencing and has a large paved patio leading onto a lawned garden with garden shed to the corner.



GROUND FLOOR

1ST FLOOR



Dourish&Day

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
EU energy efficiency - digital readiness index			
England & Wales		EU Directive 2002/91/EC	
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