



## 117 Salisbury Road, Market Drayton

£160,000 Freehold



A perfect first or second home, but also presents the perfect opportunity for investors too! • Having three double bedrooms, this generous home is ideal for a small family or a couple. • Off road parking to the front and a lovely little garden to the rear with a patio area too. • A contemporary and modernised kitchen breakfast room along with a large lounge/diner with feature fireplace, and rear hall with storage. • Sitting on the periphery of Market Drayton but still central, and walking distance to the town, close to schools, parks and swimming pool.



What do we all want? Good sized rooms? Three generous bedrooms, no tiny box room? A modern bathroom? A contemporary kitchen? Off road parking? Well Salisbury Road has it all. Enter via the kitchen which is a lovely first impression with white units in abundance along with grey worktops and spaces for washing machine and a fridge/freezer. The large lounge diner is next door which has plenty of space for a dining table and sofa then another door leads into the rear hall which is a fabulous, welcomed extra space for hanging coats and shoes as there is a cupboard underneath the stairs too, along with a door leading out to the lovely garden and patio. Back from the kitchen there is a door opening to the staircase to the first floor. Here you'll find a modern bathroom suit comprising bath with shower over, sink and W.C. Along the landing you'll find three good sized bedrooms, all doubles but the main bedroom being particularly large with a small fitted wardrobes. Outside you'll be please to see off road parking and compact but pretty and bijou rear garden with a patio for entertaining family and friends or sitting and enjoying the sunny aspect, with the rest being most laid to lawn with a tree to the far end. All in all this property makes for a great first or second home being just moments away from a local school, parks and still walking distance from the local swimming pool and bustling High Street. You'll need to book an appointment to see for yourself so give us a call on 01785 851886.

Market Drayton is a market town in north Shropshire, close to the Welsh, Staffordshire, Cheshire borders. The Shropshire Union Canal & Regional Cycle Route 75 pass through the town whilst the A53 road by-passes the town providing access to links further afield. Market Drayton has a rich history with some traditions being continued today, such as the weekly Wednesday markets having been chartered by King Henry III in 1245. There are a number of pubs, restaurants & shops including several supermarkets within this market town, making amenities easily accessible.



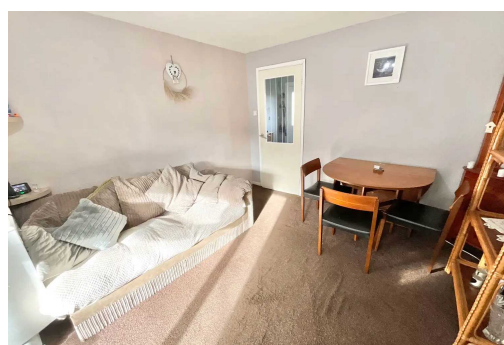
Salisbury Road offers a modern and spacious 3-bedroom home with off-road parking, contemporary kitchen, large lounge diner, modern bathroom, and lovely garden/patio. Ideal for families, close to amenities and local school. Book a viewing today! Contact us on 01785 851886.

Council Tax band: B

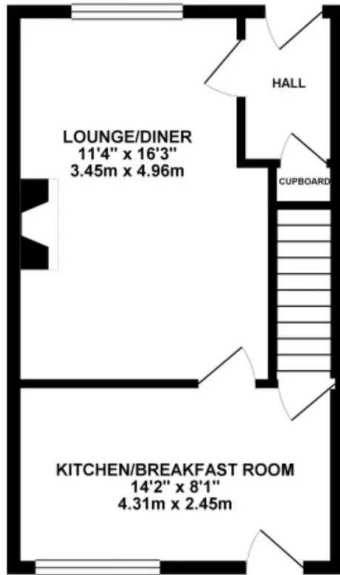
Tenure: Freehold

EPC Energy Efficiency Rating: D

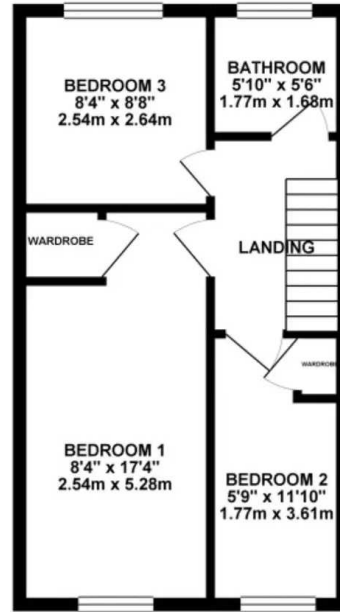
EPC Environmental Impact Rating: E



GROUND FLOOR 343.95 sq. ft.  
(31.95 sq. m.)

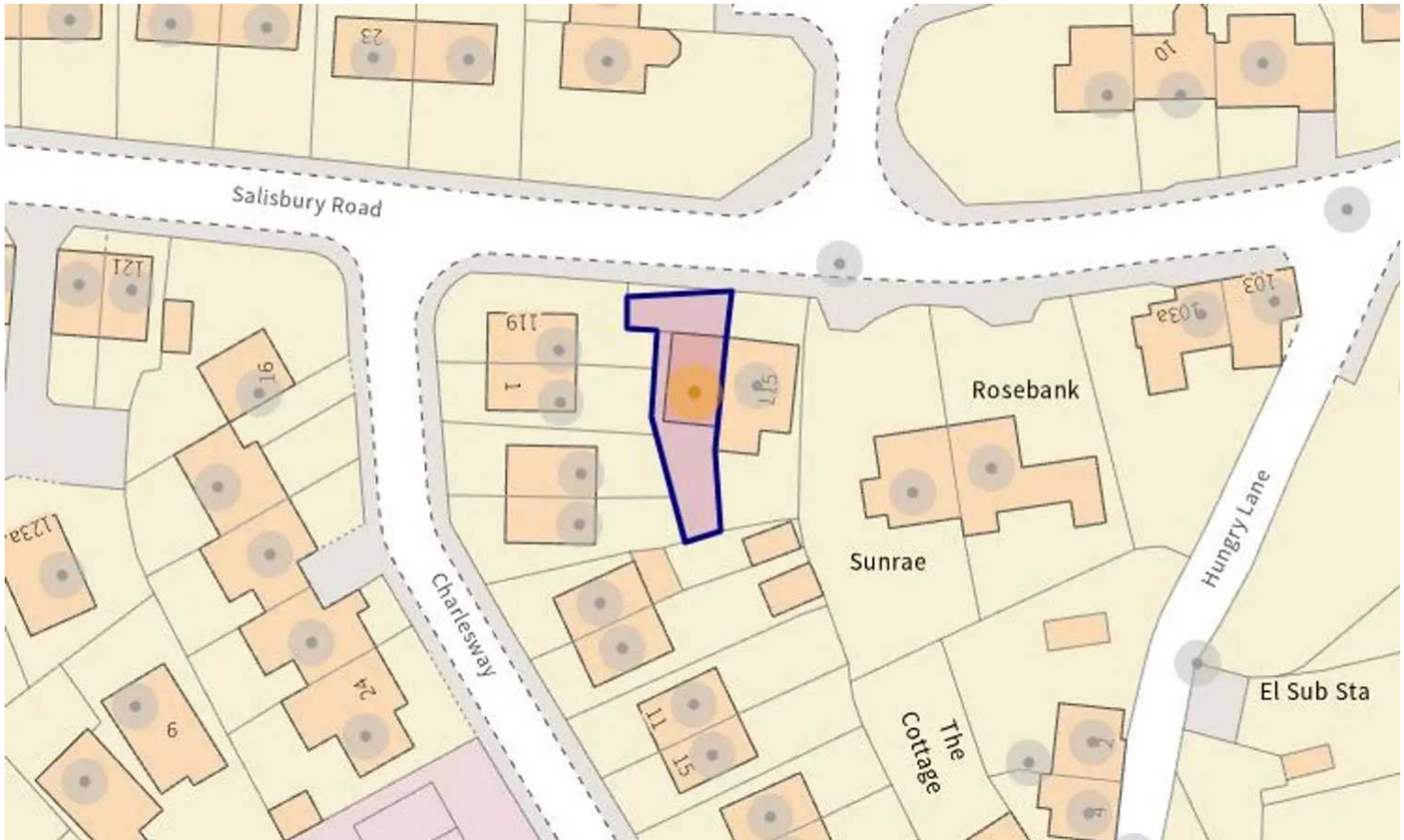


1ST FLOOR 367.43 sq. ft.  
(34.14 sq. m.)



TOTAL FLOOR AREA : 711.38 sq. ft. ( 66.09 sq. m.) approx.

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 is to their operability or efficiency can be given.  
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