



Helping *you* move



45 Longlands Lane, Market Drayton, TF9 1HD

A spacious Semi-Detached Two Bedroom House with a generous rear Garden, plenty of Driveway Parking and the added benefit of being offered to the market with No Upward Chain.

Offers In Region Of
£185,000

Overview

- Two Bedroom Semi-Detached House
- No Upward Chain, Walking Distance of Town Centre
- Large Living Room, Breakfast Kitchen, Shower Room
- Two Bedrooms
- Generous Rear Garden with covered Patio Area
- Driveway Parking for Three Cars
- Double Glazing, Central Heating
- Council Tax Band – B
- Energy Rating - D



Brief Description

The front door opens to the Hallway with a turning staircase up to the first floor. To your left is the light and spacious Living Room with dual aspect windows, and to your right is the Breakfast Kitchen with a good range of Shaker-style units, space for your washing machine, fridge and cooker and a door out to the Garden. Off the Kitchen is the fully tiled Shower Room with a corner shower, wash hand basin and WC. Completing the accommodation are two Bedrooms to the first floor.

To the front of the property is a small front Garden and a wide Driveway giving you Parking for 2-3 cars. To the rear of the property is a generous, fully enclosed rear Garden that has a central lawn with a path leading down to a large garden shed, and a covered patio area. The property would benefit from some updating to reach it's potential as a lovely family home.

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.



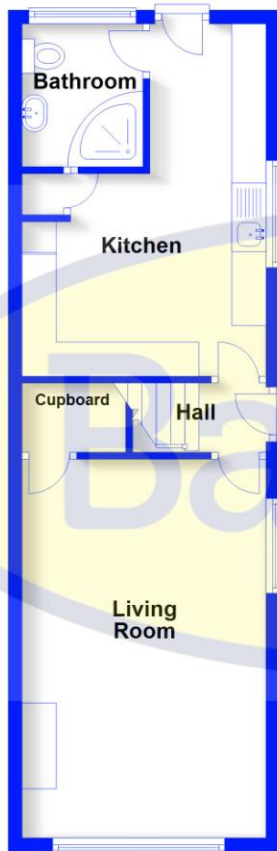
DIRECTIONS: From our office on Maer Lane turn right, then right on Smithfield Road, left at the mini-roundabout and then left again on Longlands Lane where the property is approximately 300 yards on your left and can be identified by our For Sale sign.

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.

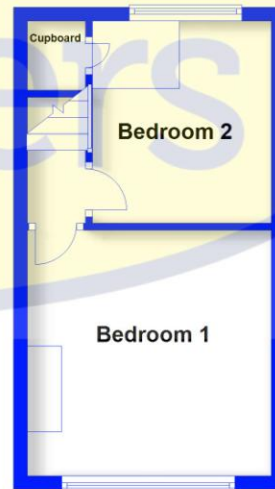
Ground Floor

Approx. 42.4 sq. metres (456.3 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 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 measurements, contents and positioning are approximations only and provided as a



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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