



Helping *you* move



8 Longlands Lane, Market Drayton, TF9 1ER

Offered with No Upward Chain, this spacious Three Bedroom Semi-Detached House has a generous Garden, Detached Garage and Driveway Parking, and is in a popular residential area within walking distance of local schools and Market Drayton town center.

Offers In Region Of
£215,000

Overview

- Three Bedroom Semi-Detached House
- No Upward Chain
- Entrance Hall, spacious Lounge leading to the Dining Room
- Kitchen, Conservatory and covered Seating Area
- Two Double and One Single Bedrooms, Bathroom
- Generous Rear Garden
- Car Port, Detached Garage with Gardener's WC and Storeroom
- Council Tax Band - E, Energy Rating - D



Brief Description

To the front, is generous garden and a private driveway with car port leading to the detached garage, providing ample off-road parking and to the rear is a pretty garden with the added benefit of a gardener's loo and store shed forming part of the Garage.

Off the Entrance Hall is the bright and airy Lounge, which has an arch opening into the Dining Room that features sliding patio doors opening directly onto the rear garden, creating a lovely indoor-outdoor feel. The Kitchen is well-equipped with a good range of units, an integrated oven, gas hob with extractor fan, and space for both a washing machine and an American-style fridge freezer and leads to the conservatory overlooking the rear garden. Upstairs, the property offers three Bedrooms - two comfortable doubles and a single - alongside a generous Family Bathroom with shower and a corner bath.

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

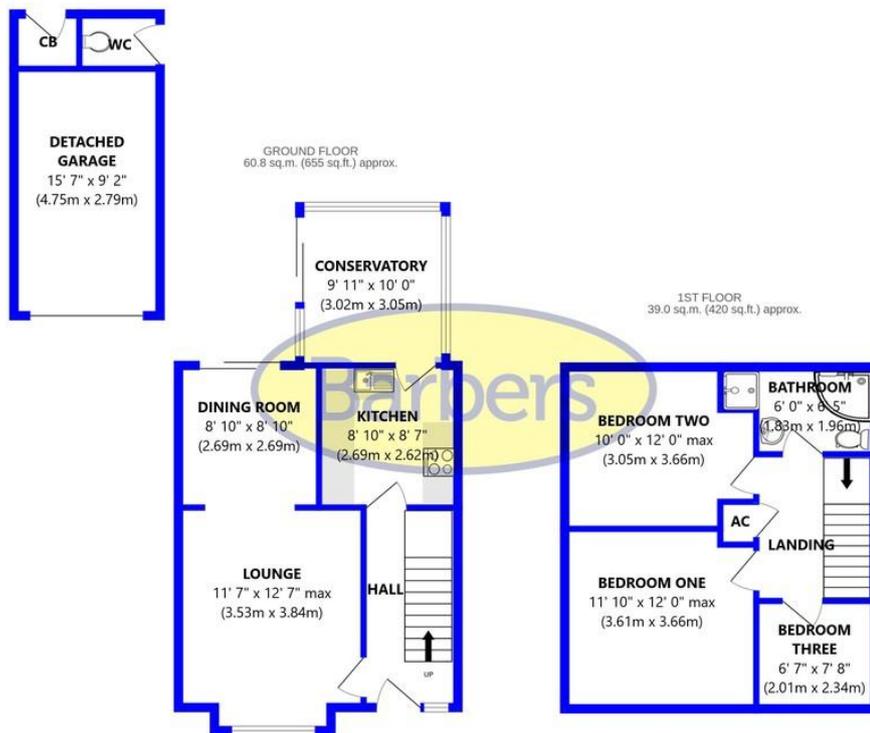
TENURE: We are advised that the property is Freehold. The Vendor's Solicitor will confirm this.



DIRECTIONS: From our office on Maer Lane turn right, then right on Smithfield Road and at the second mini-roundabout bear left on Longlands Lane where the property is approximately 100 yards on your right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale

TOTAL FLOOR AREA : 99.8 sq.m. (1075 sq.ft.) approx.

Floor Area includes Garage

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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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Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**

