



Helping *you* move



## 43 Leighton View, Shropshire, TF9 4FH

A nicely presented Three Bedroom Semi-Detached House that's been extended to give you a lovely Open Plan Lounge/Dining Room with Bi-Folding Doors overlooking the pretty Rear Garden.

Offers In Region Of  
**£274,950**



### Overview

- Modern, Nicely Presented Extended Semi-Detached House
- Entrance Hall, Ground Floor W.C.
- Modern Dining Kitchen, Spacious Lounge, Garden Room/Dining Area with Bi-Folding Doors
- Principal Bedroom with Ensuite Shower Room, Two Further Bedrooms, Bathroom
- Off Road Parking to the Front
- Enclosed Rear Garden with Patio with Pergola over
- Council Tax Band – C
- Energy Rating - B



### Brief Description

To the front of the property is Driveway Parking for two cars, and then the front door opens to the Hallway with stairs to the first floor and access to the Guest WC. To your left is the modern Dining Kitchen with a range of smart white, flat-fronted units with integrated fridge freezer, dishwasher, microwave, oven, hob with an extractor fan over, and space for your washing machine. The Lounge has been extended to give you a lovely light Dining Space with bi-folding doors leading out to the pretty landscaped rear Garden.

The Bedrooms are set around the Gallery Landing which has an airing cupboard and Loft access. The Principal Bedroom has an En Suite Shower Room, Bedroom Two is Double Bedroom and Bedroom Three is a good-size Single Room. Completing the accommodation is the main Bathroom with a shower over the bathtub, WC and wash hand basin.

The rear Garden has been landscaped to give you a low-maintenance entertaining space with an artificial lawn and a sunny patio with a pergola over

### Location

Loggerheads is a popular village on the Shropshire/ Staffordshire border, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Take Away – and in the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.





# Your **Local** Property Experts

01630 653641



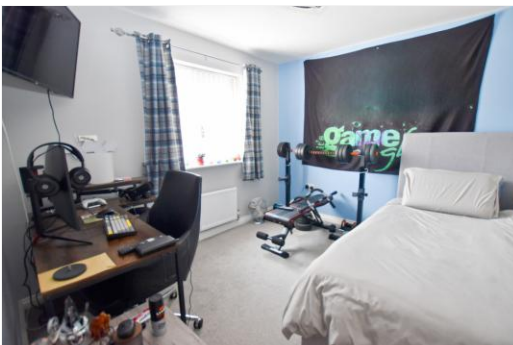
## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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:** Newcastle Borough Council Tel: 01782 717717

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



**DIRECTIONS:** From Market Drayton take the A53 to Loggerheads, going left at the mini roundabouts onto Mucklestone Road. Take the fifth left onto Leighton view and then the third right turn where the property is located on the left 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**  
Please Use as a Guideline To Layout Only



## 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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**Barbers**