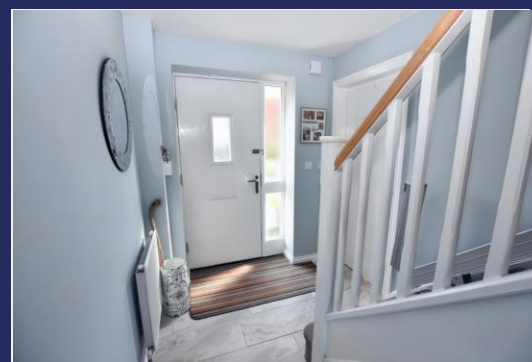




Helping *you* move



55 Leighton View, Loggerheads, TF9 4FH

A beautifully presented, light and spacious Four Bedroom Detached Family Home with Lounge, Snug, large Dining Kitchen, Principal Bedroom with En Suite, pretty Rear Garden and Driveway Parking.

Offers In Excess Of
£350,000

55 Leighton View Loggerheads, TF9 4FH

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Overview

- Four Bedroom Detached House
- Highly Popular Residential Area
- Entrance Hall, Utility, Cloaks W.C., Boot Room
- Spacious Lounge, Snug and Dining Kitchen with French Doors to the Garden
- Principal Bedroom with En Suite Bathroom, Three Further Double Bedrooms, Bathroom
- Pretty Rear Garden, Driveway Parking
- Council Tax Band - E, Energy Rating - B



Brief Description

The Hallway has stairs to the first floor, and to your left is the very generous Lounge and to your right is the Snug which would also make the ideal Home Office or Play Room. The Snug has double glazed doors through to the Dining Kitchen which has an integrated double oven, induction hob with extractor fan over, space for your dishwasher and American-style fridge freezer, and French doors out to the rear Garden. Off the Dining Kitchen is the Utility, the Guest WC and the Boot/Sun Room overlooking the pretty rear Garden.

To the first floor and the Principal Bedroom has an En Suite Shower Room, and there are three further Double Bedrooms with Bedroom Two being particularly spacious. Completing the accommodation is the smart, modern Bath Room with a shower over the bath.

Externally, there's Driveway Parking for 2-3 Cars and a generous rear Garden.

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 Aways – 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

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. There is an annual service charge (currently £338.43) to be paid to Premier Estates Ltd

LOCAL AUTHORITY: Newcastle Borough Council Tel: 01782 717717

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

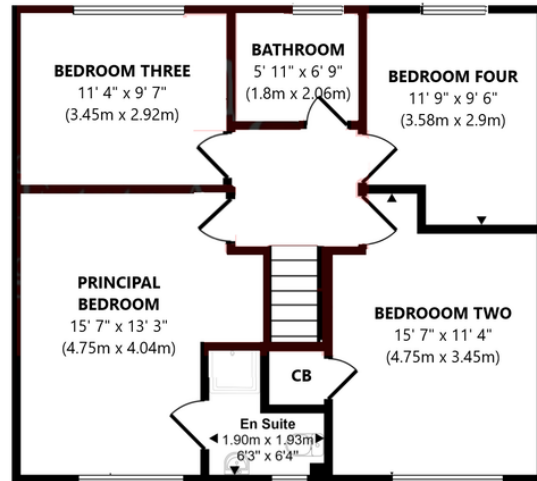
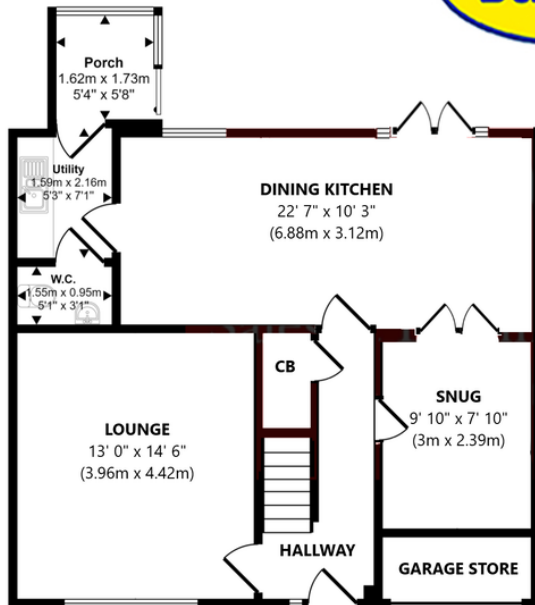


DIRECTIONS: From Market Drayton take the A53 to Loggerheads and bear left at the mini roundabouts on Mucklestone Road. After approximately 500 yards turn left on Leighton View and take the third left, keeping right where the property is in the corner on your right hand side.

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.

Barbers



Approx Gross Internal Area
135 sq m / 1448 sq ft

This Floor Plan is Not to Scale

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

Barbers