



Barbers

Thornfield, 122 Longslow Road, Market Drayton



Thornfield, 122 Longslow Road, Market Drayton, Shropshire, TF9 3QZ

£425,000

PROPERTY

If you imagine your ideal period property, offering plenty of character features, masses of adaptable living space and an impressive double fronted façade then Thornfield is certainly the perfect home for you. Standing proud on its generously sized plot which includes a large rear lawn, side garden with additional lawn and courtyard and all of the parking space that you will ever need, the outdoor space will also not fail to impress. As you enter from the front porch way you will find a reception hallway with original floor tiling, sitting room, dining room, lounge, kitchen, boiler/storage room and a large rear hallway/boot room that leads to which could facilitate a wonderful extension onto the existing living accommodation subject to relevant planning permission. Furthermore there is a cloakroom/wc and utility room that leads to a useful storage room. Continuing onto the first floor off the grand galleried landing area which spans the entire length of the property you will find the master bedroom with en-suite shower room, three further bedrooms, family bathroom and separate wc.

LOCATION

Market Drayton is a popular North Shropshire market town on the Staffordshire/Cheshire borders. It is on the River Tern, between Shrewsbury and Stoke on Trent and was formerly known as Drayton in Hales and is listed in the Domesday Book. In 1245 King Henry III granted a charter for the weekly Wednesday market, giving the town its current title. The market is still held every Wednesday. The Shropshire Union Canal runs through the town and Market Drayton offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger centres of Newcastle under Lyme, The Potteries, Crewe, Stafford, Telford and Shrewsbury are all within commutable distance.

ACCOMMODATION

ENTRANCE HALLWAY - 18'7" x 7'0" (5.69m x 2.13m)

Having the main entrance door with windows either side, quarry tiled floor, stairs to first floor, under stairs storage cupboard, radiator and doors to;

SITTING ROOM - 17' 5" x 11' 7" (5.31m x 3.53m)

With polished wood floor, bay window to the front, fireplace with tiled hearth and timber surround, picture rail and radiator.

DINING ROOM - 17' 5" x 11' 5" (5.31m x 3.48m)

With bay window to the front, built in cupboard and display cabinet, picture rail and radiator.

LOUNGE - 19' 6" x 12' 3" (5.94m x 3.73m)

With quarry tiled floor, open fireplace with brick surround, picture rail, radiator, window to the side, door to the kitchen and door to;

STORAGE ROOM - 12' 4" x 5' 8" (3.76m x 1.73m)

With built in shelving, window to the rear, tiled floor and housing the oil fired central heating boiler.

KITCHEN - 9' 9" x 8' 0" (2.97m x 2.44m)

Having a range of fitted wall, drawer and base units with work surfaces over, stainless steel sink and drainer, space for cooker, window to the side, radiator and door to;

REAR PORCH/BOOT ROOM (L-shaped) - 18' 7" x 17' 2" (5.66m x 5.23m)

Having a door to the rear and door leading to the side courtyard and doors to;

UTILITY ROOM - 11' 9" x 8' 11" (3.58m x 2.72m)

Having a fitted base unit, sink and drainer, space and plumbing for washing machine and tumble dryer, window to the rear and door leading to;

STORAGE ROOM

With window to the side and door to the rear.

CLOAKROOM/WC

Having a low level wc, pedestal wash hand basin and quarry tiled floor.

RETURNING TO THE FRONT ENTRANCE HALLWAY - STAIRS TO FIRST FLOOR

GALLERIED LANDING - 18' 8 max" x 7' 0 max" (5.69m x 2.13m)

With two windows to the front and side, built in cupboard, loft access, two radiators and doors to;

MASTER BEDROOM - 16' 8" x 11' 6" (5.08m x 3.51m)

With bay window to the front, picture rail, radiator and door to;

EN-SUITE SHOWER ROOM

Having a fitted suite that includes a corner shower with electric shower over, pedestal wash hand basin and low level wc. Also with tiled splash backs, ladder radiator and window to the side.

BEDROOM TWO - 16' 8" x 11' 5" (5.08m x 3.48m)

With bay window to the front, window to the side, picture rail and radiator.

BEDROOM THREE - 12' 3" x 10' 2" (3.73m x 3.1m)

With bay window to the side and radiator.

BEDROOM FOUR - 11' 3" x 8' 2" (3.43m x 2.49m)

With window to the rear and radiator.

MAIN BATHROOM - 8' 8" x 6' 5" (2.64m x 1.96m)

Having a fitted suite that includes a paneled bath with mixer shower over and pedestal wash hand basin. Also with window to the rear, built in airing cupboard housing the hot water tank, loft access and radiator.

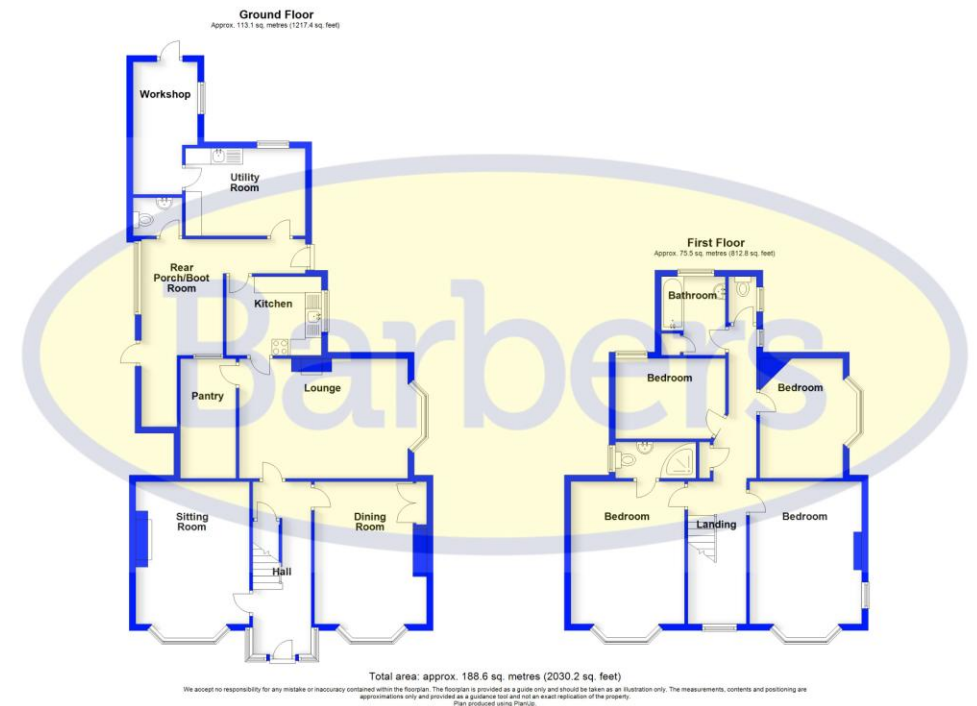
SEPARATE WC

With a low level wc and window to the side.

EXTERNALLY

Thornfield offers generous outside space which includes a graveled driveway leading a parking area which also houses a carport and double garage. Here you will also find archway access to the very large lawned garden which includes a range of mature trees and hedge borders. In addition there is a further good sized walled garden found at the side of the property which includes a paved courtyard, lawn and graveled area with gated access leading to the front.

ESTATE AGENCY ACT 1979 - THE OWNER OF THIS PROPERTY IS A RELATION OF AN EMPLOYEE OF BARBERS.



Viewing/Pre-Sales Marketing Advice

By arrangement with the Agents' Office at Tower House, Maer Lane, Market Drayton, Shropshire, TF9 3SH. Tel: 01630 653641 Email: marketdrayton@barbers-online.co.uk

Directions

From our office in Maer Lane, turn left and at the first mini island turn right. At the next mini island, turn left into Prospect Road and follow the road until you reach the next mini island and proceed straight ahead. Turn right at the next mini island onto Longslow and follow the road round to the left where you will find the property on the right hand side which can be identified by our for sale board.

Services

We are advised that mains electric and water are available with oil fired central heating and septic tank drainage. 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.

Method of Sale

For Sale by Private Treaty.

Tenure

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

Local Authority

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

Property Information

We believe this information to be accurate, but they 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.

We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

ENERGY EFFICIENCY RATING F-38

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