



Helping *you* move



3 Longlands Lane, Market Drayton, TF9 1ER

No Upward Chain Set on a large Garden Plot and within walking distance of Market Drayton town centre, is this lovely light and spacious Three Bedroom Detached Bungalow, with Dining Kitchen, Lounge, Conservatory and a Detached Garage.

Offers In Region Of
£325,000

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Overview

Three-Bedroom Detached Bungalow

- *No Upward Chain*
- Entrance Porch, Dining Kitchen, Lounge and Conservatory
- Two Double Bedrooms, Single Bedroom/Snug with French doors to the Conservatory
- Large Garden Plot, long Driveway leading to a Detached Garage
- Walking Distance of Market Drayton Town Centre
- Council Tax Band - D
- Energy Rating - C



Brief Description

The accommodation is entered via a useful side porch which leads into the spacious dining kitchen, fitted with a good range of units and offering ample space for a washing machine, tumble dryer, oven and fridge freezer. The generous lounge enjoys a pleasant outlook over the front garden, creating a bright and welcoming living space.

Bedroom Three is currently utilised as a cosy snug and benefits from French doors opening into the conservatory, providing a versatile additional reception area with views over the garden. There are also two further double bedrooms and a shower room fitted with a walk-in shower.

Externally, the bungalow stands within attractive wraparound gardens, with established outdoor space to the front, side and rear. The rear garden is particularly spacious, offering plenty of room for gardening, relaxing or entertaining. A parking area is situated in front of the garage, while a long driveway leads up to the property, providing off-road parking.

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.



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 XXXX 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: Shropshire Council

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, right on Smithfield Road and go straight over the first mini-roundabout. At the second mini-roundabout turn left on Longlands Lane where the property is on your 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.

Floor Plan

To Follow



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.



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