



Helping *you* move



## 22 Longford Turning, Market Drayton, TF9 3PF

A spacious, very nicely presented Three Bedroom Detached Bungalow with a landscaped, low maintenance rear Garden, Garage and Driveway Parking - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£325,000**



## Overview

- Light & Spacious Three Bedroom Detached Bungalow
- No Upward Chain
- Entrance Porch, Central Hallway, Modern Kitchen
- Generous Lounge, Separate Dining Room, Conservatory
- Two Double & One Single Bedrooms
- Bathroom, Guest WC
- Landscaped Rear Garden, Garage, Driveway Parking
- Council Tax Band - D, Energy Rating - D



## Brief Description

The Entrance Porch opens to the Hallway which has a large double cupboard housing the hot water tank, and drop down ladder access to the boarded out loft. The Lounge has a bow window overlooking the front garden and a fireplace housing an electric fire. Double part-glazed doors open to the Dining Room which has sliding patio doors out to the large Conservatory. The Kitchen has a good range of modern units with space for your oven, washing machine and tall fridge freezer, a tiled floor and a further door out to the Conservatory.

Bedroom One has a wall of built-in wardrobes and a large picture window overlooking the rear Garden. Bedroom Two is to the front of the bungalow and is another really good-size double bedroom with built-in wardrobes. Bedroom Three is a generous single Bedroom and there's a modern Bathroom with both bath and shower, and a separate Guest WC.

Externally, the property is set back behind a front Garden and driveway giving you Parking for several cars, plus the Garage. To the rear is a low maintenance Garden with patio and raised vegetable beds.

## 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 in Shrewsbury, Newcastle-under-Lyme, Newport and Whitchurch.





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 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:** XXXXX



**DIRECTIONS:** From our office on Maer Lane turn left and then right on Prospect Road, left on Alexandra Road and then Right on Shrewsbury Road and after 0.6 miles the property will be on your right and can be identified by our For Sale sign.

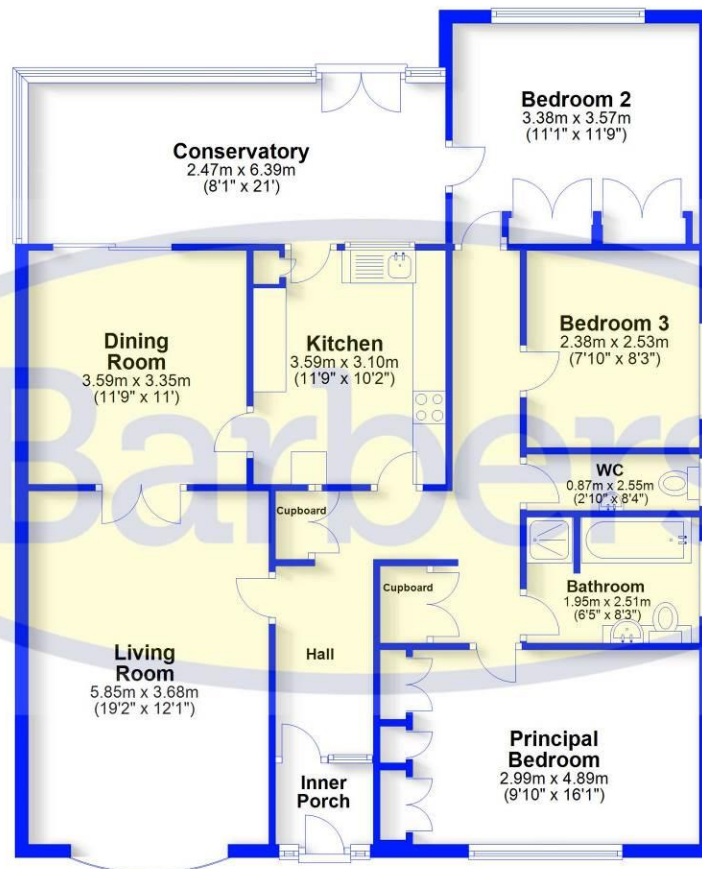
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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.



## Ground Floor

Approx. 120.4 sq. metres (1295.7 sq. feet)



Total area: approx. 120.4 sq. metres (1295.7 sq. feet)

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



## 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.

BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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Get in touch today! Tel: 01630 653641

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