



Helping *you* move



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

Tucked away at the end of a cul-de-sac, this is a very nicely presented Two Bedroom Link-Detached Bungalow with a generous Kitchen and spacious Living Room, Garage, Garden - and is offered to the market with No Upward Chain.

Offers In Region Of  
**£225,000**



## Overview

- Nicely Presented Two Bedroom Link-Detached Bungalow
- No Upward Chain
- Entrance Hall, Spacious Lounge, Fully Fitted Kitchen
- Two Double Bedrooms, Shower Room
- Pretty, Enclosed Rear Garden with Patio Area
- Garage, Driveway Parking
- Council Tax Band - C
- Energy Rating - D



## Brief Description

The accommodation includes the Hallway that leads to the large Living Room with a feature fireplace, a central Hallway, the Kitchen with an excellent range of Shaker-style units with integrated double oven with hob and extractor fan over, space for a tall fridge freezer and a washing machine, the wall-mounted Worcester Gas Combi boiler and a door leading out to the Driveway at the side of the property. Both Bedrooms are Double Rooms with Bedroom One being particularly spacious with built-in wardrobes and a glazed door out to the rear Garden. Completing the accommodation is the modern Shower Room with corner shower.

Externally, the property has a lawned front Garden with paved pathway to the front door and a Driveway leading to the Garage. To the rear of the property is an enclosed rear Garden with a paved patio area, mature trees and shrubs.

## 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.

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. The nearest mainline train stations are at Crewe and Stoke-on-Trent, and the M6 is approximately a 30 minutes' drive.





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, with gas central heating. 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  
Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to:  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

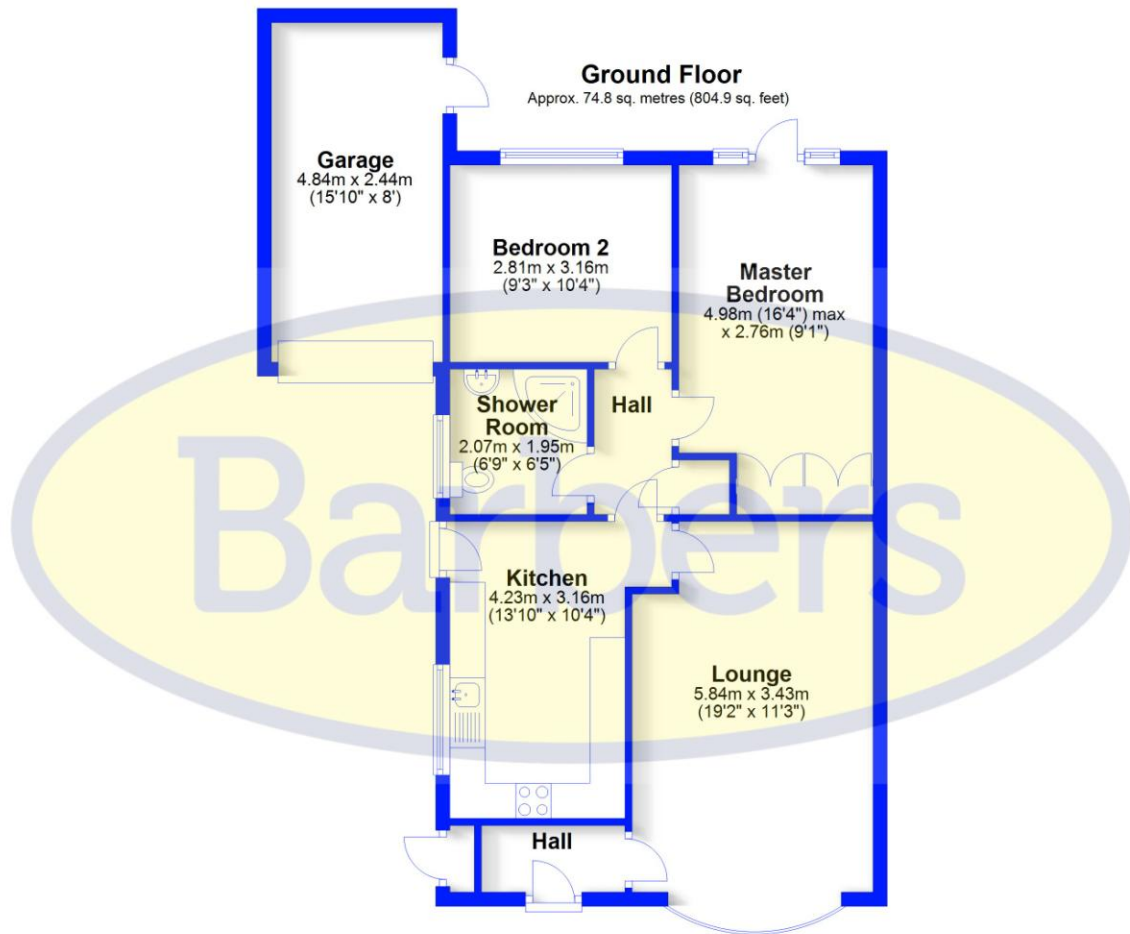


**DIRECTIONS:** From our office on Maer Lane turn left and then right on Prospect Road, left on Alexandra Road and then right on Shrewsbury Road and after approx. 0.6 miles turn right at the mini roundabout and then right again on Longford Turning and the property is at the end of the cul-de-sac and 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.





Total area: approx. 74.8 sq. metres (804.9 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.

Get in touch today! Tel: 01630 653641

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**



**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.