



Helping *you* move



57 & 59 Longford Turning, TF9 3PF

Offered to the market with No Upward Chain, it can be retained as a spacious Five Bedroom Detached House that's perfect for multi-generational living or you could explore the option of turning it back into two Three Bedroom Semi-Detached properties.

Offers In Region Of
£425,000

Overview

- Detached Five Bedroom House with No Upward Chain - Formerly Two Semi-Detached Houses
- Two Entrance Halls, Lounge and Living Room, Breakfast Kitchen, Snug/Dining Room, Utility
- Three large Double Bedrooms, two generous Single Bedrooms
- Shower Room, Bathroom and separate WC
- Garage, Workshop, rear Garden, Driveway Parking
- Council Tax Band - TBC, Energy Rating - TBC



Brief Description

On your viewing we'll enter the property through the door to left of the house and into a Hallway with stairs up to the first floor Landing. To your right is the Lounge and to your left is the Dining Kitchen which has a good range of traditional units and sliding Patio doors that open into the Conservatory. There's a Dining Room with patio doors out to the rear Garden, and the inner Hallway off which is the large Utility and the Living Room.

Moving to the first floor, and there's a central Landing, Bedrooms One, Two and Three area really spacious double rooms and Bedrooms Four and Five are generous single rooms, with Bedroom Five currently being presented as a Home Office. Completing the accommodation is the Shower Room, Bathroom and separate WC.

Externally, the property has a front lawned Garden, Driveways to either side, a Garage, Workshop, Timber Shed and central lawned area.

Location

Market Drayton is a busy North Shropshire 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.



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

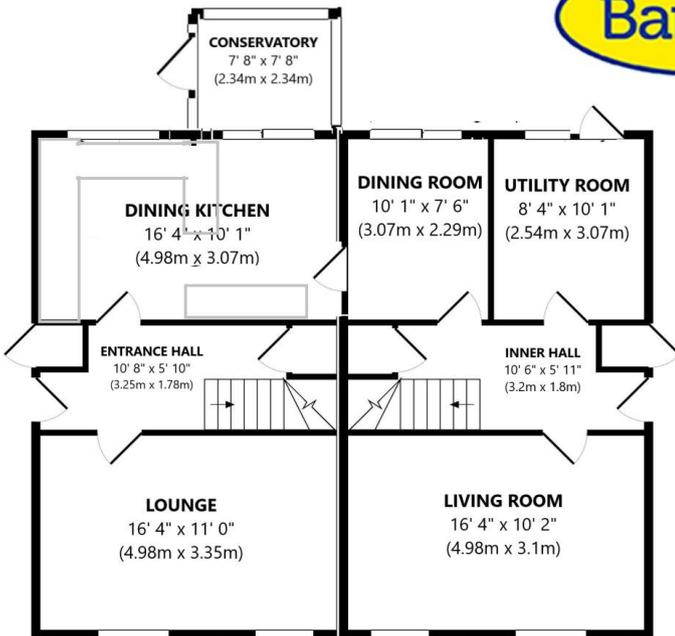
SERVICES: We are advised that all mains services and gas central heating are available. There is one Council Tax bill (for the whole property, and it's our understanding that the water/drainage is billed as one property but the other utilities are billed separately. Barbers have not tested any apparatus, 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 of services from their Surveyor or Solicitor.



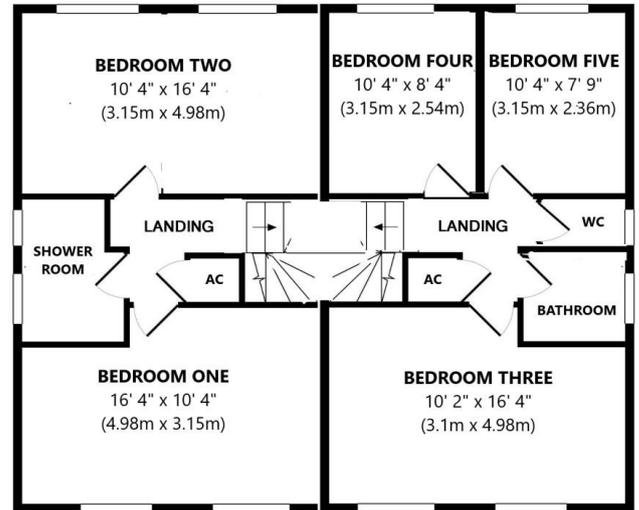
DIRECTIONS: From our office on Maer Lane turn left, right by Nagington's Garage, left on Frogmore Road and then right onto Shropshire Street. After 1.6 miles, at the mini-roundabout, turn right onto Longford Road, right on Longford Tuming, keep right and the property is on your left and can be identified 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. **TENURE:** Freehold

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.



GROUND FLOOR



1ST FLOOR

FLOOR PLAN - NOT TO SCALE

Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

