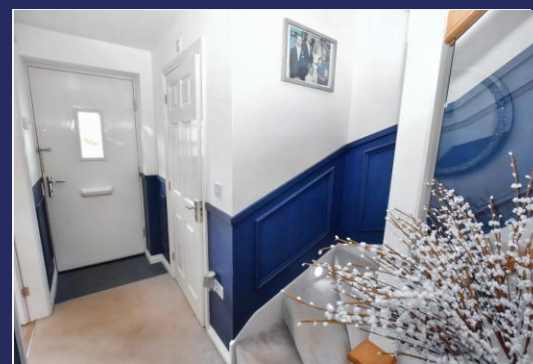




Helping *you* move



25 Leighton View, Loggerheads, TF9 4FH

Set on a generous corner plot, we're delighted to offer a 50% Share of this beautifully presented Three Bedroom Semi-Detached House with Garden and Driveway Parking.

Asking Price Of

£117,500

Overview

- Stylish Three Bedroom Semi-Detached House
- 50% Shared Ownership Available
- Entrance Hall, Kitchen, Guest WC
- Spacious Dining Lounge with French Doors
- Two Double and One Single Bedrooms, Bathroom
- Enclosed Rear Garden with Patio Entertaining
- Driveway Parking for Two Cars
- Council Tax Band - B, Energy Rating - B



Brief Description

The front door opens to the smart Hallway with feature paneling that continues up the staircase to the first floor landing. Off the Hallway is the Guest WC and the smart, modern Kitchen with integrated oven with hob and extractor fan over, and space for your washing machine and a tall fridge freezer. The Dining Lounge is a lovely, light space with a built-in under stairs cupboard, and French doors out to the landscaped rear Garden which has a picket fence with a gate through to the lawned Garden with a raised patio seating area.

To the first floor are two Double Bedrooms, with Bedroom One having a wall of mirrored wardrobes, and Bedroom Three has a built-in wardrobe and would make the ideal Nursery or Home Office. Completing the accommodation is the Bathroom which has a shower over the bath, wash hand basin and WC.

Externally, there's Driveway Parking for two cars and a generous rear Garden.

Location

Loggerheads is a popular village on the Shropshire/Staffordshire border, creating a unique blend of countryside living with great access to local towns such as Market Drayton, Nantwich and Newcastle-under-Lyme.

Loggerheads has a Co-Op Supermarket, Primary School, Post Office, Library, Hairdressers, Pub, Café, Take Aways – and in the neighbouring village of Ashley there is a Doctors' Surgery and popular Village Pub.



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. 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: Newcastle Borough Council Tel: 01782 717717

TENURE: We are advised that the property is Leasehold. The Vendor's Solicitor will confirm this.



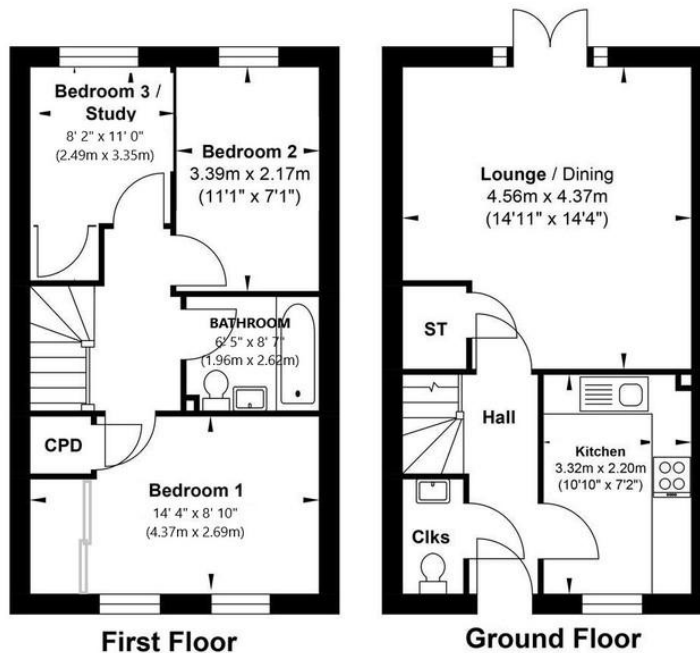
DIRECTIONS: From Market Drayton take the A53 to Loggerheads and turn left at the mini roundabouts on Mucklestone Road. Take the 4th left on Leighton View, then 2nd left and the property is in the left corner of the cul-de-sac and can be identified by our For Sale sign.

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.

Helping *you* move

Barbers



This Floor Plan is Not to Scale

Please use as a Guideline to Layout only

Gross Internal Floor Area : 69.68 m² ... 750.02 ft²

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.



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

Barbers

www.barbers-online.co.uk