



16 Winterford Lane, Eaton, Tarporley, CW6 9AP



Located opposite Eaton Primary School and within 1.5 miles of Tarporley High School. Eaton is a beautiful rural village of Tarporley with Lower House Farm offering holiday cottages and a wild-by-nature farm shop all just up the road.

This home offers a corner position giving you more garden space to the front side and back.

An attractive home has had a fresh coat of paint throughout, and a newly fitted oil boiler (no gas in the area) .

Step in and live the country lifestyle being close to a golf club, Oulton Park and Little Budworth Country Park.

No forward chain. Standard construction. Council Tax Band C- Freehold.

Offers In The Region Of £250,000



Front:

The house is located on the corner with enclosed with a hedge and a flagged path to the front door. PARKING is on the side street.

Lounge: 4.47m (14' 8") x 3.34m (11' 0")

Laminate wooden effect flooring, double glazed window to the front. Part brick exposed chimney which has an open fire. (not been tested) door through to the kitchen.

Kitchen / Diner: 2.95m (9' 8") x 5.49m (18' 0")

Spacious kitchen with dining area. dual aspect double glazed windows. open through to the utility room. Space for white goods. newly fitted oil boiler and cylinder.

Utility Room: 1.41m (4' 8") x 1.72m (5' 8")

Double glazed door through to the side aspect and double glazed window. Space for white goods and cupboard.

Landing:

Side aspect double glazed window. doors to bathroom and two bedrooms.

Bedroom One: 4.74m (15' 6") x 3.35m (11' 0")

Good sized bedroom with a double glazed window to the front aspect. Storage cupboard built in over the stairs.

Bedroom Two: 3.41m (11' 2") x 2.99m (9' 10")

Double bedroom, double glazed window to the rear aspect.

Rear Garden:

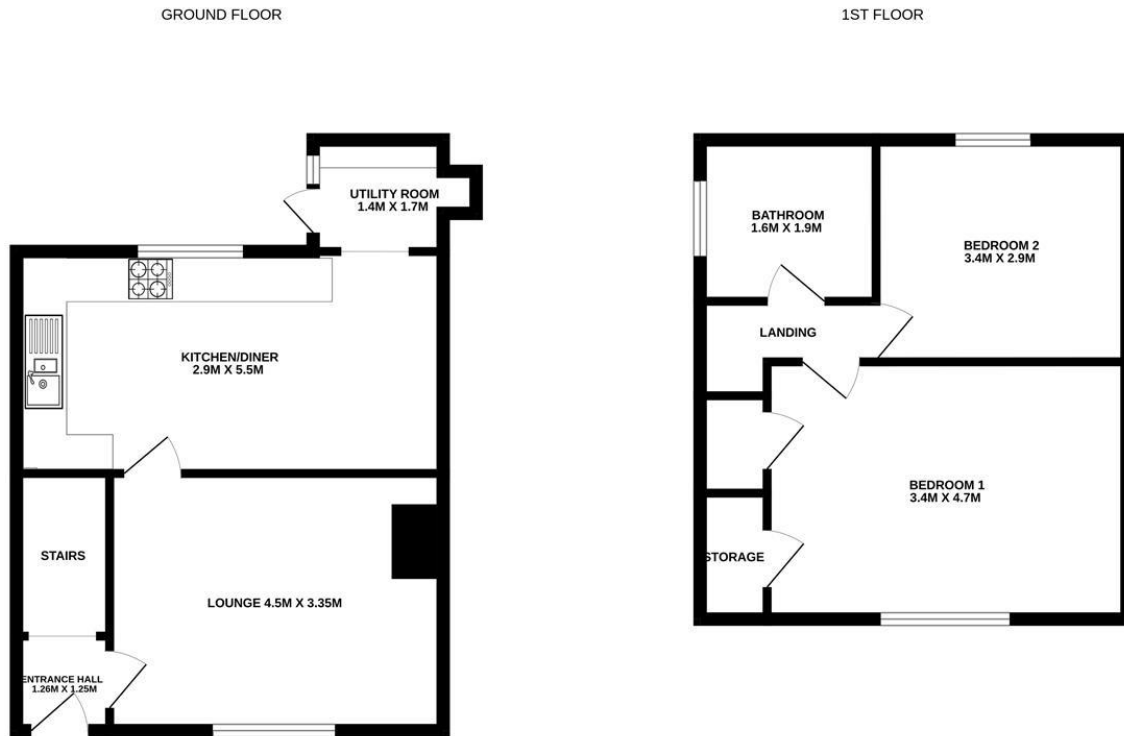
Flagged patio area with side access. Grassed area.





- END TERRACE
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- NEWLY INSTALLED OIL FIRED CENTRAL HEATING
- ACROSS THE ROAD FROM EATON PRIMARY SCHOOL
- GOOD SIZED KITCHEN DINER
- UTILITY ROOM
- FARM SHOP/CAFE WITHIN WALKING DISTANCE
- ENCLOSED GARDENS TO THREE SIDES
- COUNCIL TAX BAND C

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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