



The Old Market, Beeston

Tilston

Plot 1

14 Sandford Road

Beeston

Tarporley

CW6 9ZA

£460,000



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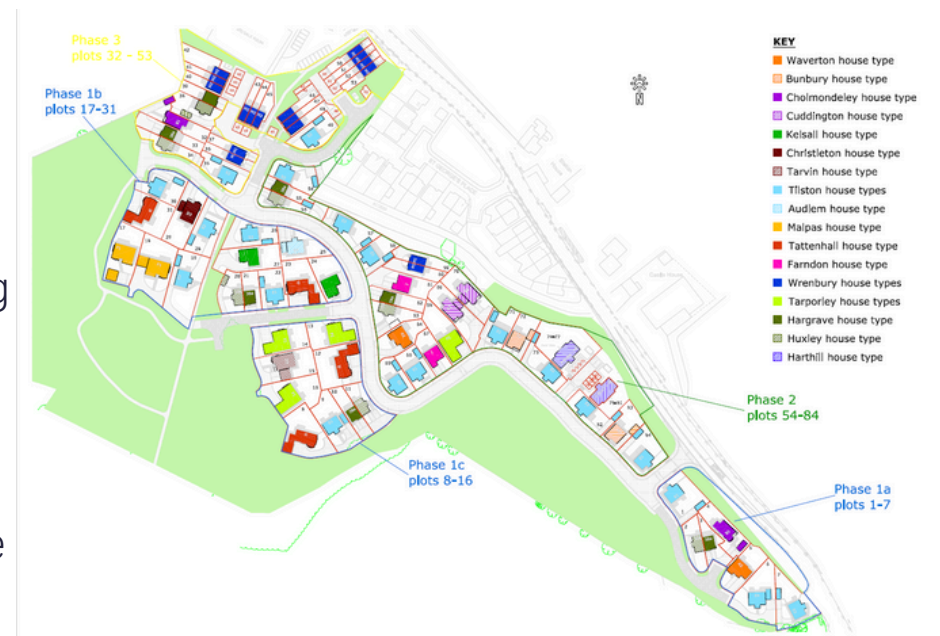


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www.eatonhomes.co.uk

Welcome to The Old Cattle Market

Here at Eaton Homes, we strive to provide the best in modern house building, and pride ourselves in impeccable customer service. In total, 84 units comprise a mix of two, three, four and five bedroom houses, as well as some one bedroom apartments. There is lots of green space, including an outdoor playing area for use by residents and family members. We are of the view that homes are much more than a roof with fixtures and fittings, the immediate surroundings, space, views and layout are all part of what we think makes the difference between a house and a home



Plot 1 - Property Information & Specification

- Clerkenwell Dove Grey Units
- White Marble Quartz worktop
- Bosch appliances includes- Built in oven, induction hob, integrated microwave and integrated dishwasher & integrated Bosch fridge freezer
- Duravit sanitaryware
- Range of Porcelanosa wall tiles to wet areas
- Light and power socket to garage
- Coach Light to Front & Rear Elevation
- UPVC double glazed windows
- Tarmac driveway & Single garage
- 'Steamed Pine' LVT throughout Ground Floor

& Lots more, please request a full specification list from Eaton Homes

Fitted Upgrades

- Hard wired house alarm
- Quartz worktop
- Ceramic white Belfast sink
- Internal Daytona Oak Doors
- Part furnished including curtains/blinds, light fittings
- Carpets & Flooring throughout
- Fitted wardrobes to master bedroom
- Turfed and planted front and rear gardens
- Large custom mirror in Bathroom



Accommodation *

Ground Floor

Hallway

Cloakroom/WC- 5'5" x 3'9"

Study- 10'3" x 5'8"

Living Room- 15'1" x 10'9"

Kitchen/Dining Room- 21'1" x 10'11"

Utility- 7'7" x 6'3"

First Floor

Landing

Bedroom 1- 12'1" x 10'8"

En-suite - 8'9" x 7'7"

Bedroom 2- 11'2" x 8'4"

Bedroom 3- 11'2" x 6'9"

Bedroom 4- 8'9" x 10'8"

Bathroom- 11'2" x 5'6"

Single Garage- 18'4" x 9'2"

*sizing is approximate



General Information

Viewing

Viewings are available Monday-Friday 9am-3pm. Our showroom is open Saturday & Sunday 10am-4pm.

Services

Mains- Water and Electricity. LPG Gas

Management Charge

There will be a Management Charge to cover the common areas and utilities which will be £800 + VAT per annum

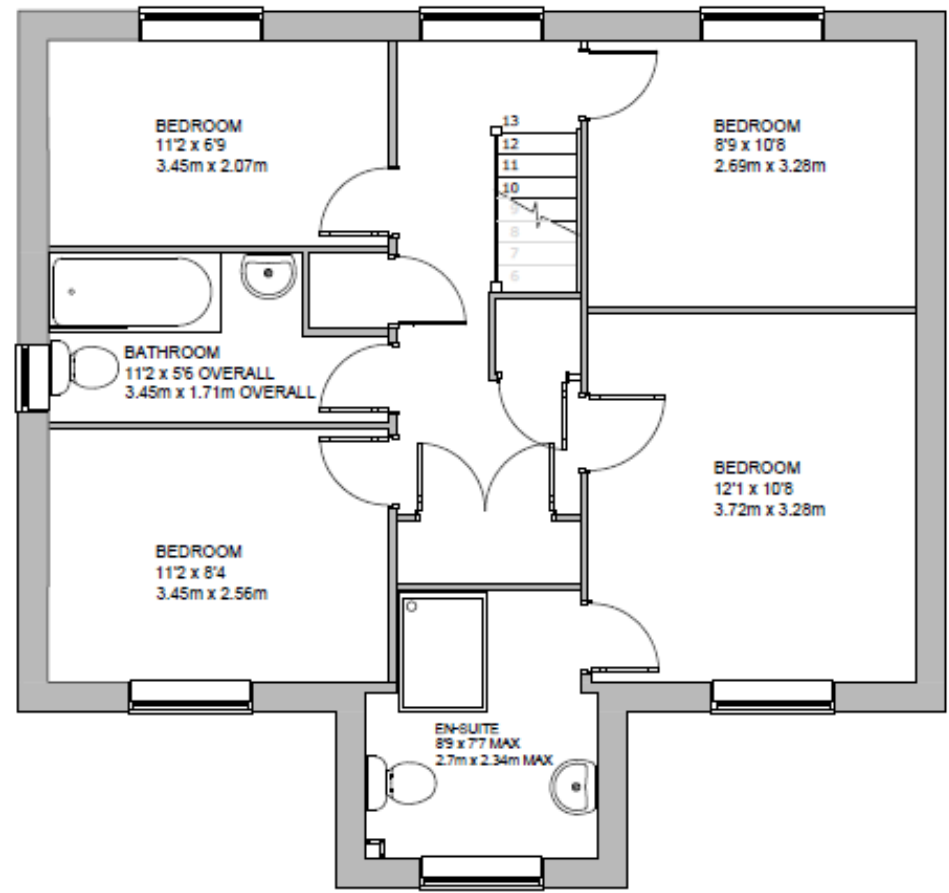
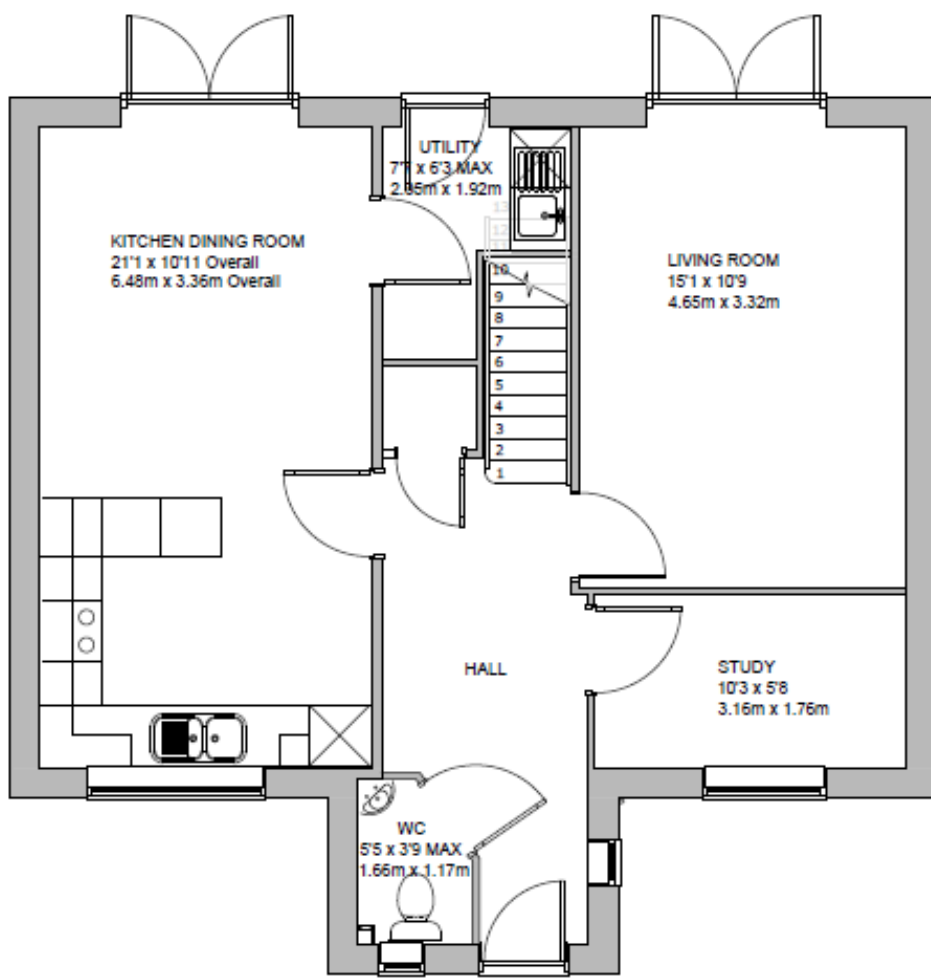
Tenure

The tenure is freehold, which will be verified through solicitors.

Reservation and Deposits

There is a £3,000 non-refundable reservation fee. We will require identification documentation before we are able to issue Sales Memorandums, confirming the sale in writing.





Contact Us

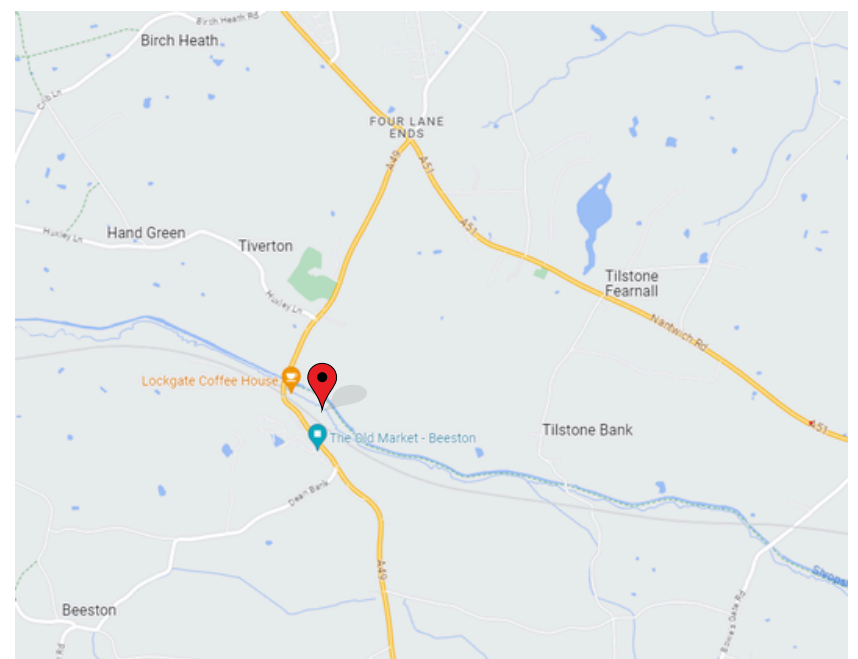
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Where to Find Us

Old Cattle Market, Whitchurch Road, Beeston,
CW6 9NZ



MISREPRESENTATION ACT 1967

Eaton Homes give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith are believed to be correct but any intending purchasers should not rely on them, as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Important Notice:

Eaton Homes operates to a strict Health and Safety policy. Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative from Eaton Homes. No admittance will be given to unauthorized visitors. To arrange a viewing, please make an appointment by calling 01829 824044.



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