



The Old Market, Beeston

Bunbury.

Plot 72

40 Sandford Road

Beeston

Tarporley

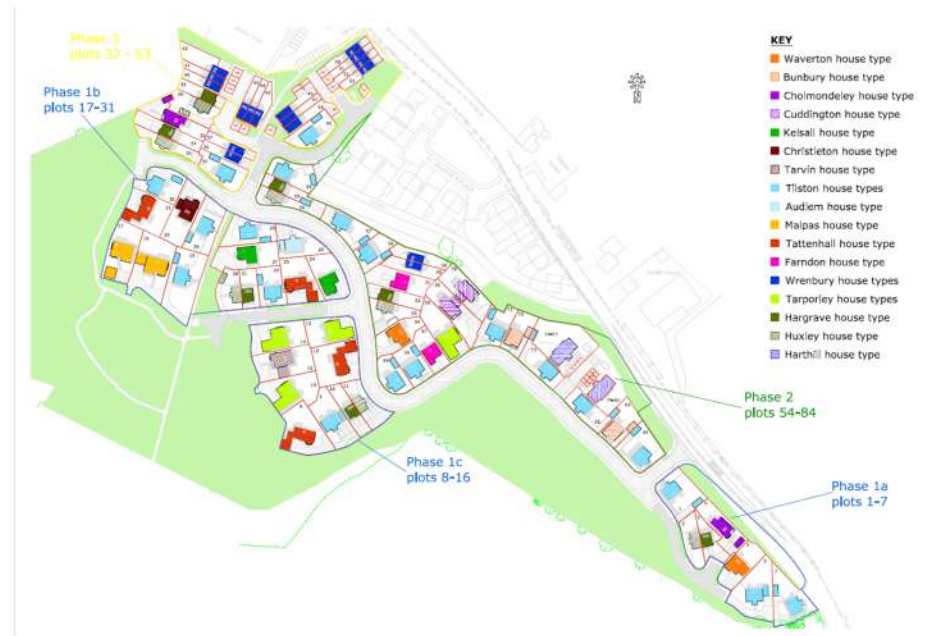
CW6 9ZA

£470,000



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 72 - Property Information & Specification

- Halesworth Porcelain & Pebble range of kitchen units and upstands, glass splashback to hob
- 22mm laminate worktop in Calacatta Mineral
- Bosch appliances includes- Built in oven, induction hob, integrated microwave and integrated dishwasher
- Integrated Lamona 70/30 fridge freezer
- Lamona granite composite white kitchen sink
- Choice of Forbo Enduro vinyl tiles to wet rooms, kitchen area and utility

- Porcelanosa silver range wall tiles to wet areas
- Light and power socket to garage
- 1x Up & Down light to utility door
- 1x Up & Down light to front elevation (external)
- 1x Cold Water outside tap
- Tarmac driveway & Single garage
- Turfed front and rear garden
- White D linear ladder doors internally painted

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

Upgrades available (but not limited to)

- Hard wired house alarm
- Loft ladder & LED light
- Quartz worktop
- Daytona Oak Doors
- Shaving socket
- Fitted wardrobes
- Flooring/Carpets supplied and fitted
- Electric car charging point



*images for illustrative purposes only

Accommodation *

Ground Floor

Hallway

Cloakroom/WC- 6'1" x 4'2"

Living Room- 16'2" x 11;2"

Kitchen/Dining Room- 24'4" x 15'2"

Utility- 6'1" 5'4"

First Floor

Landing

Bedroom 1- 12'11" x 12'10"

En-suite - 7'7" x 3'11"

Bedroom 2- 13'2" x 11'2"

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

Bedroom 4- 11'10" x 7'6"

Bathroom- 8'7" x 6'7"

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

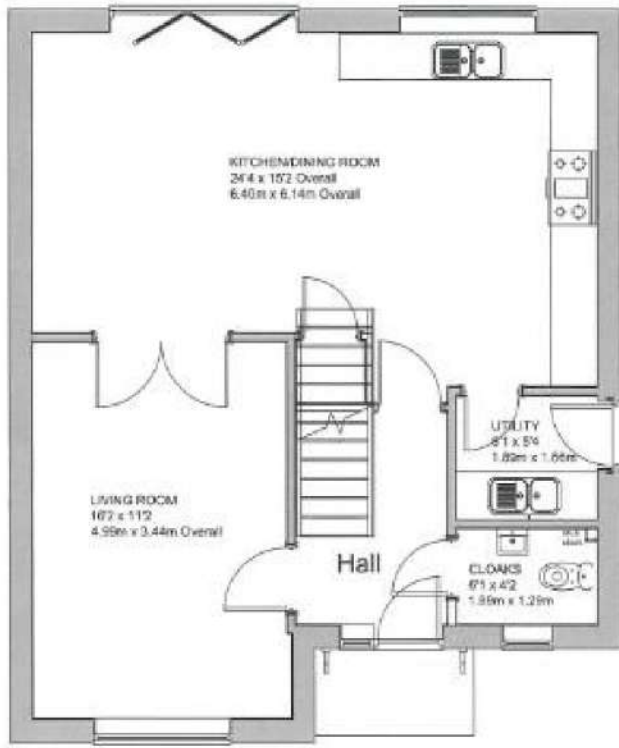
Tenure

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

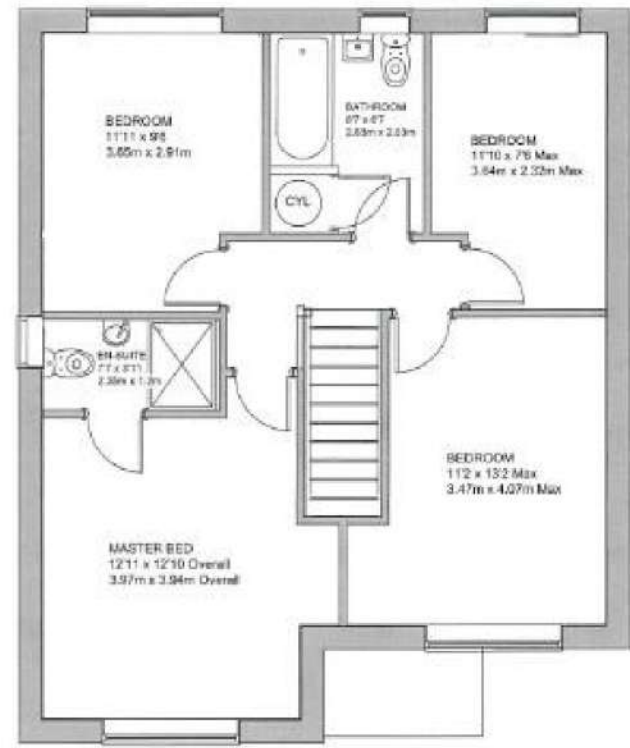
Reservation and Deposits

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





GROUND FLOOR APPROX. FLOOR
AREA 677 SQ.FT.
(63 SQ.M)



1ST FLOOR APPROX. FLOOR
AREA 645 SQ.FT.
(60 SQ.M)

TYPE A3

TOTAL APPROX. FLOOR AREA 1322 SQ.FT. (123 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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 can be given.

Contact Us

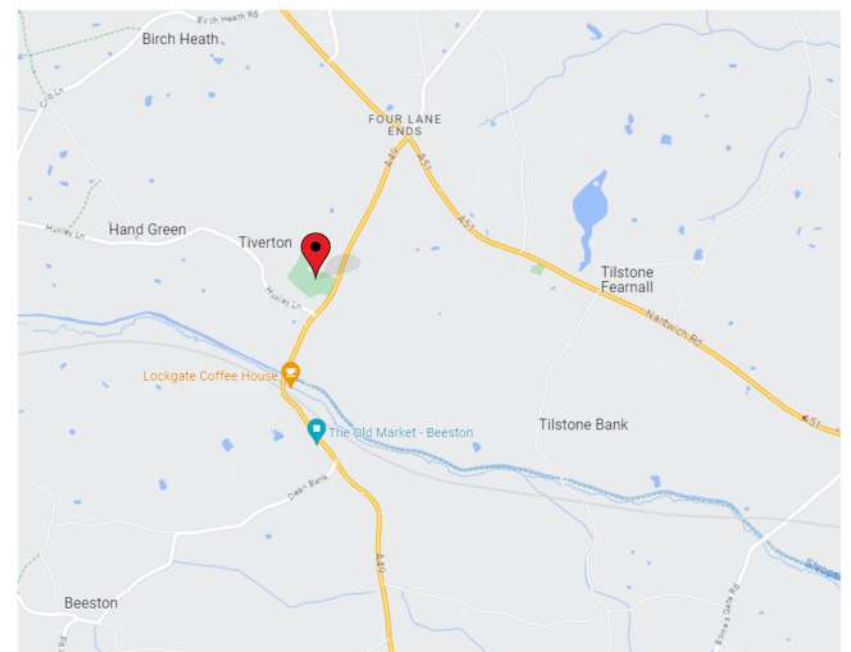
info@eatonhomes.co.uk

01829 824044

www.eatonhomes.co.uk

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.



XPG2 Limited trading as Eaton Homes, Enigma House, 76 High Street, Tarporley, CW6 0AT

Tel: 01829 730944; email: info@eatonhomes.co.uk

Registration number: 11064582; VAT number: GB 306037144