



# The Old Market, Beeston

Tilston

Plot 82  
20 Sandford Road  
Beeston  
Tarporley  
CW6 9ZA

£450,000



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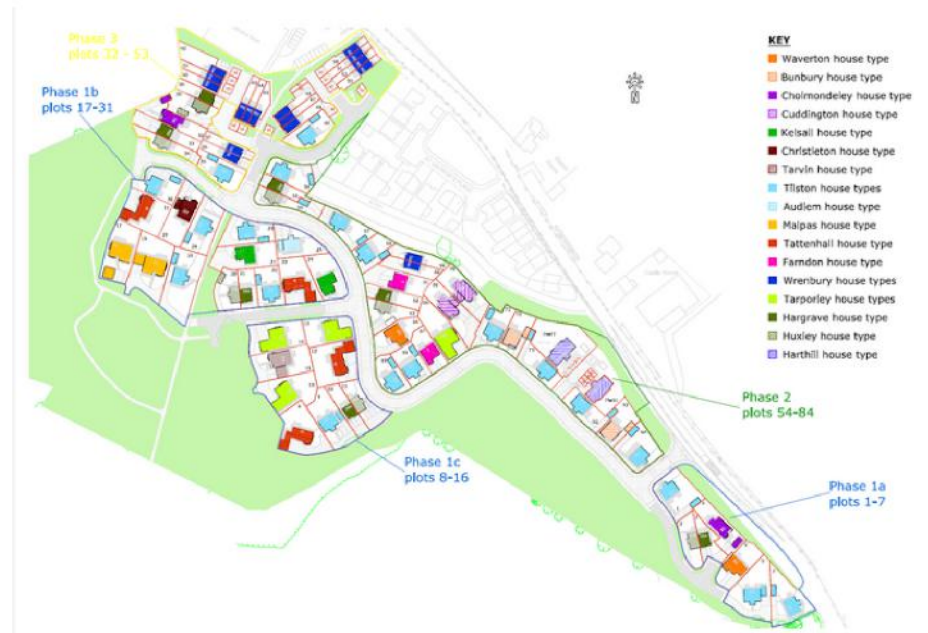
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# Welcome to The Old Cattle Market

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 a total of 3 acres 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



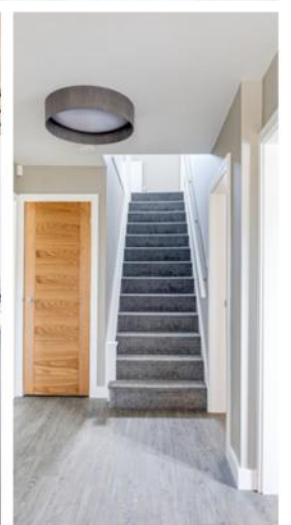
## Plot 82 - Property Information & Specification

- Choice of Clerkenwell or Halesworth range of kitchen units and upstands, glass splashback to hob
- Choice of 22mm laminate worktop (see specification)
- 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
- Choice of Porcelanosa silver range wall tiles to wet areas
- Light and power socket to garage
- 2 x Up & Down lights to rear elevation (external)
- 1 x Up & Down light to front elevation (external)
- 1 x 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- 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 Saturdays 9am-5pm, Sundays 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.

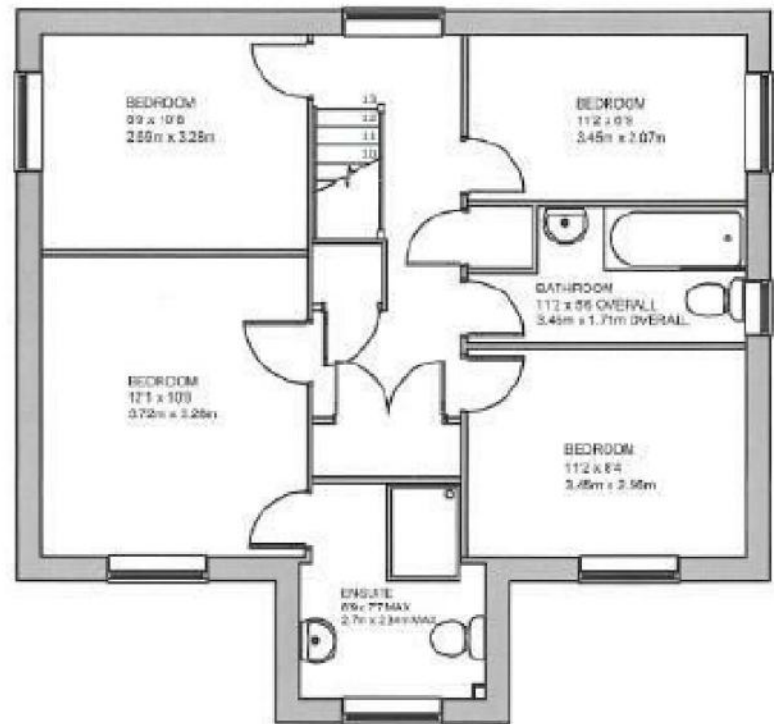
### Reservation and Deposits

There is a £2,000 non-refundable reservation fee. We will require identification documentation before we are able to issue Sales Memorandums, confirming the sale in writing.





GROUND FLOOR  
APPROX. FLOOR  
AREA 656 SQ.FT.  
(62 SQ.M)



1ST FLOOR  
APPROX. FLOOR  
AREA 625 SQ.FT.  
(58 SQ.M)

### TYPE E3

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (120 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

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## Where to Find Us

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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.

