



# The Old Market, Beeston

Waverton

Plot 64

56 Sandford Road

Beeston

Tarporley

CW6 9ZA

£484,995



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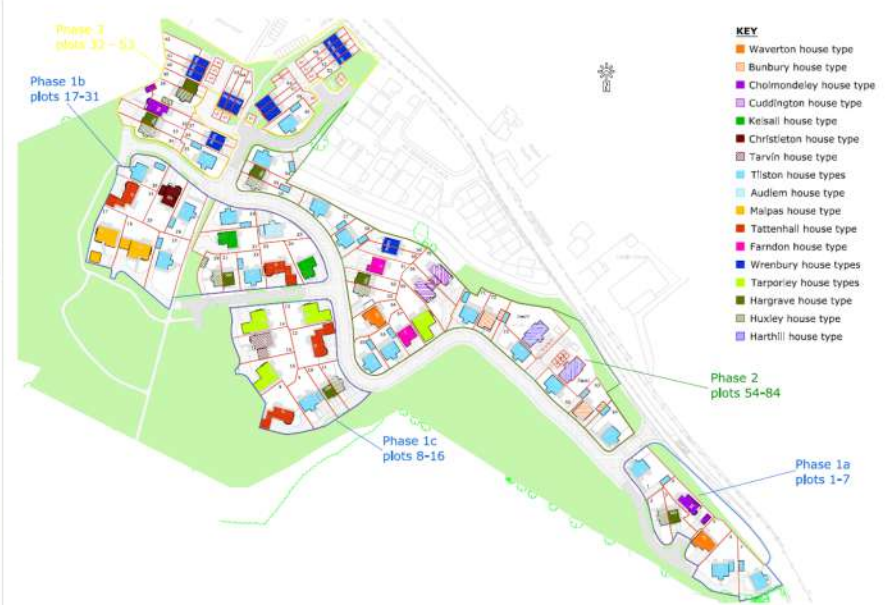
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# Welcome to The Old Cattle Market

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 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 64- Property Information & Specification

- Halesworth Porcelain kitchen units
- Midnight Marble Effect 22mm laminate worktop
- Bosch appliances includes- Built in oven, hob, integrated microwave and integrated dishwasher
- Integrated Lamona fridge freezer
- Lamona granite composite white kitchen sink
- Choice of Forbo Enduro LVT to kitchen area, utility and wet areas
- Light and power socket to single garage
- 1x Up & Down light to rear elevation (external)
- 1x Up & Down light to front elevation (external)
- 1x Cold Water outside tap
- Tarmac driveway
- Turfed front and rear garden
- White D Linear internal doors

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

### Upgrades available (but not limited to)

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



\*images for illustrative purposes only

## Accommodation \*

### Ground Floor

Entrance Hall  
Cloakroom/WC- 4'2" x 6'1"  
Kitchen & Dining Room 14'5" x 26'6"  
Utility- 5'5" x 6'1"  
Living Room- 16'3" x 13'3"  
Single Garage- 19'10" x 10'8"

### First Floor

Master Bedroom 16'2" x 13'3"  
En-suite - 5'9" x 8'7"  
Bedroom 2- 13'4" x 13'3"  
Bedroom 3- 9'2" x 14'2"  
En-suite- 8'6" x 3'3"  
Bedroom 4- 13'3" x 8'6"  
Main Bathroom- 6'0" x 6'3"

\*sizing is approximate



## General Information

### Viewing

Viewings are available Monday-Friday 9am-3pm. Our showroom is open Saturdays 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

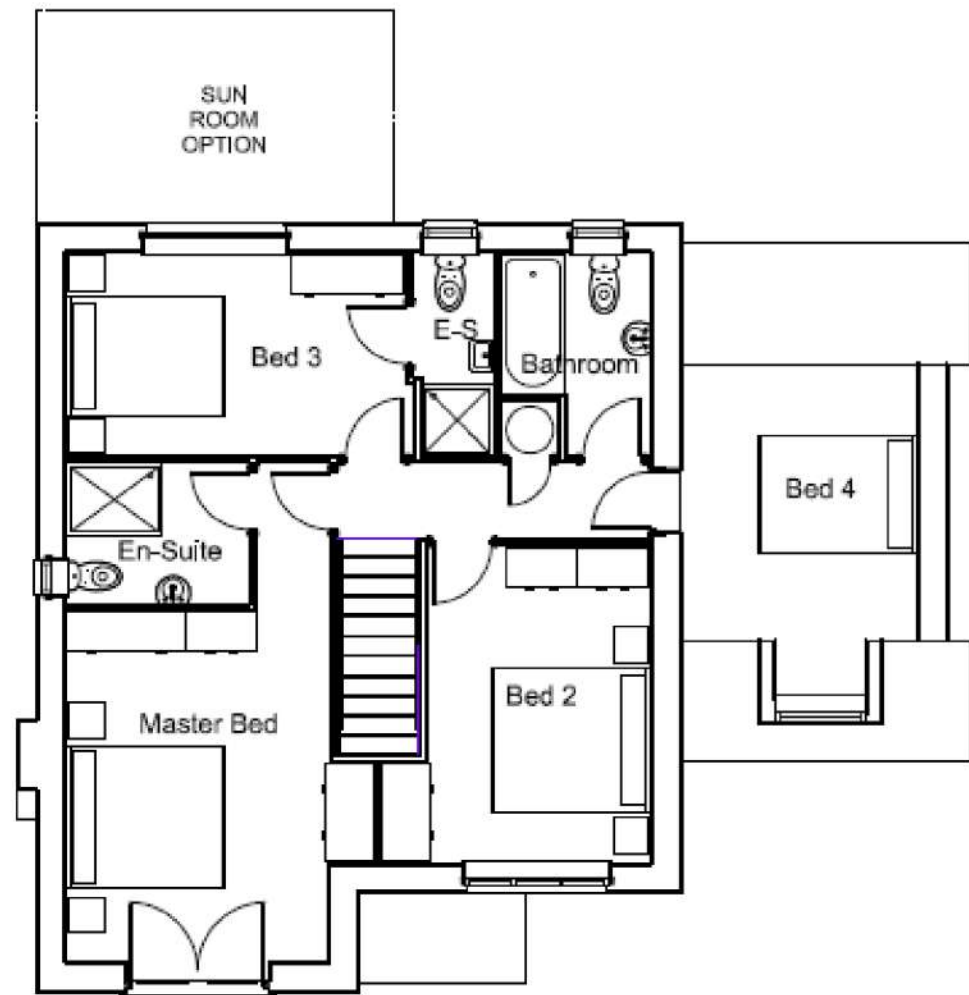
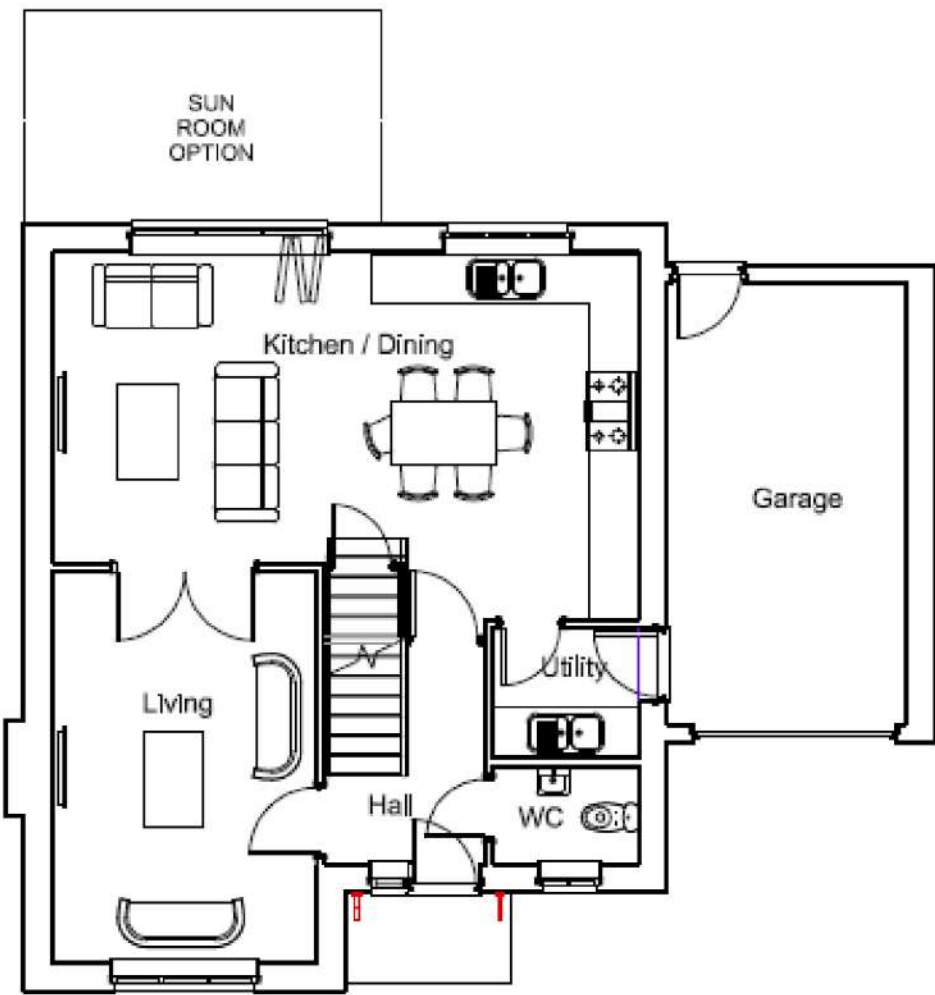
### Tenure

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.





## Contact Us

info@eatonhomes.co.uk

01829 824044

www.eatonhomes.co.uk

## Where to Find Us

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

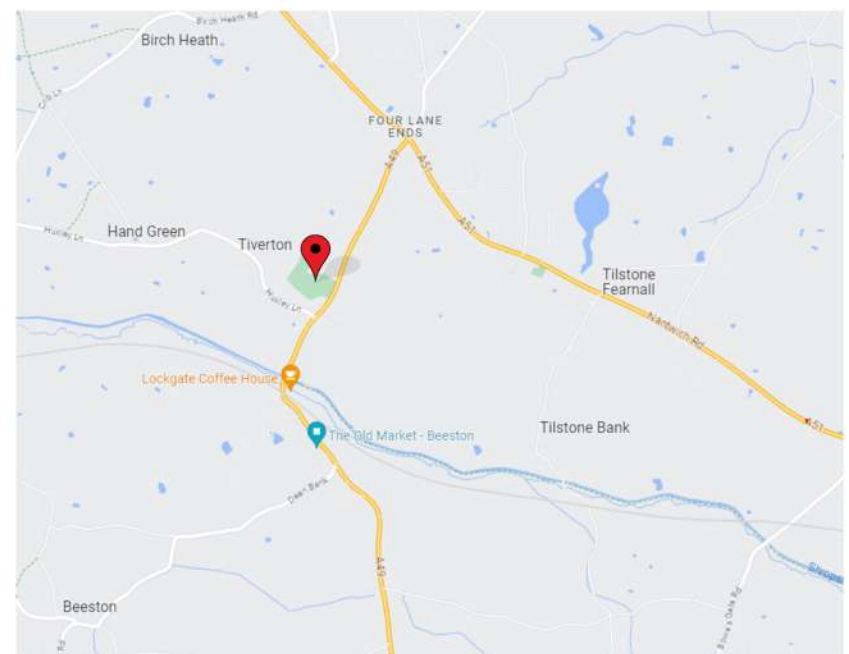
### MISREPRESENTATION ACT 1967

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.



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