



The Old Cattle Market Beeston

Farndon

Plot 61


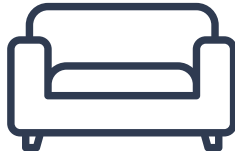


62 Sandford Road

Beeston

Tarporley

CW6 9ZA

**Offers in Excess of
£400,000**

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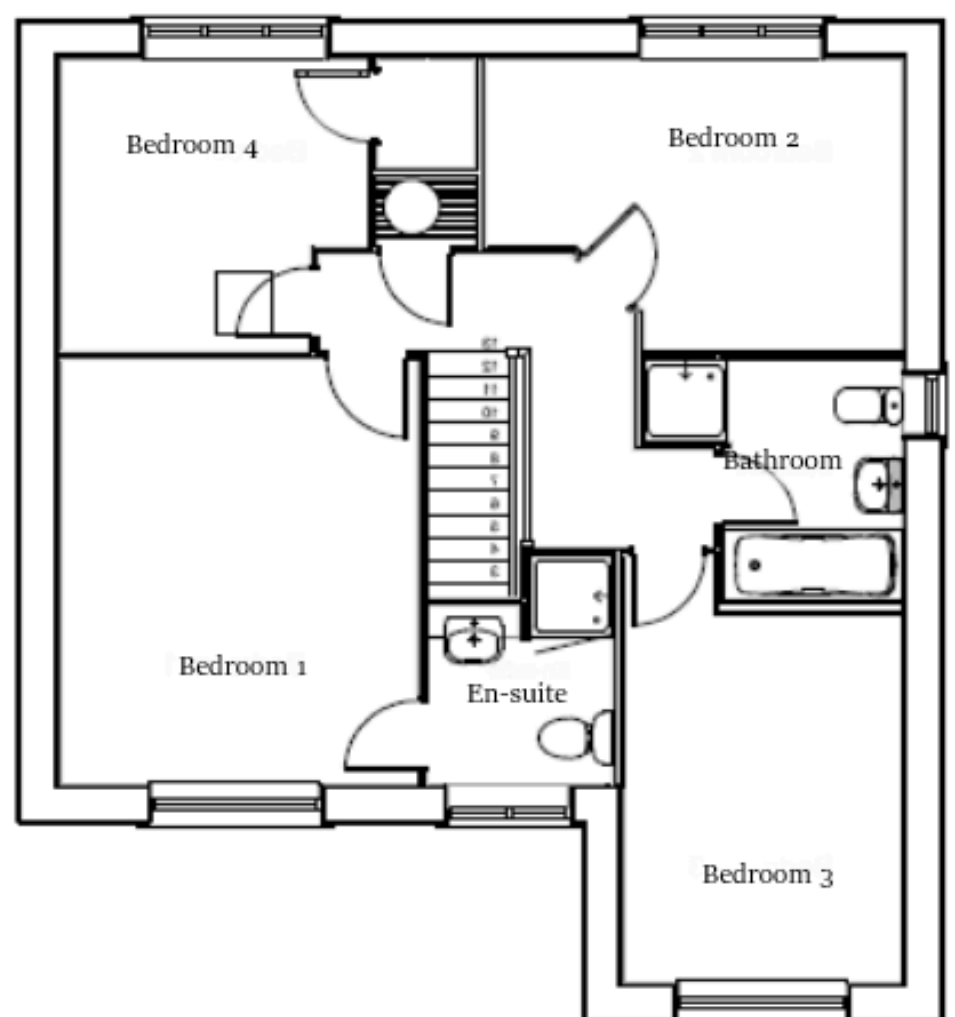
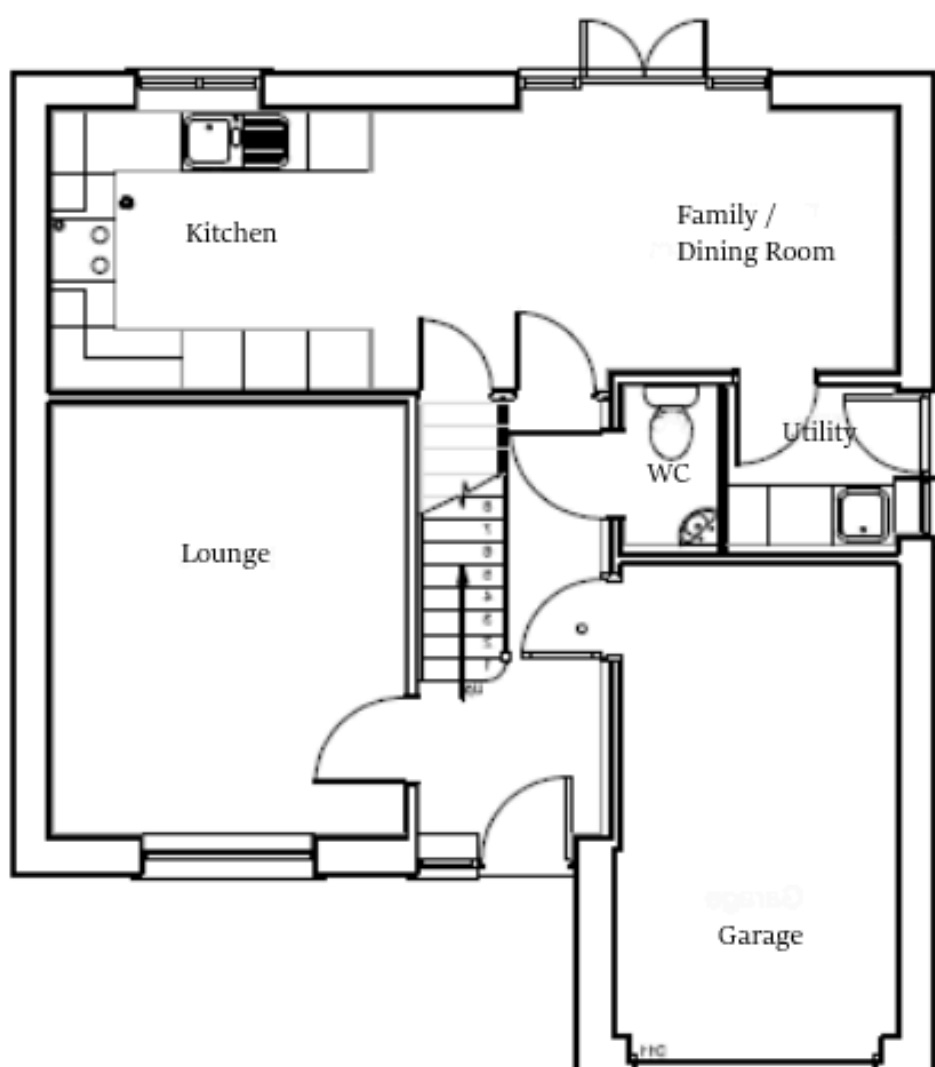
Farndon - Plot 61 - Property Information & Specification

- Halesworth Dove Grey kitchen cupboards
- Calacatta Marble 22mm Laminate worktop & upstands
- Bosch appliances includes- Built in oven, hob, integrated microwave and integrated dishwasher
- Integrated Lamona fridge freezer
- Lamona granite composite white kitchen sink
- Nordikka LVT to Kitchen & Dining area, Utility, Hallway, Lounge and wet rooms
- House Alarm
- Carpets to Stairs, Landing & Bedrooms
- Light and power socket to single garage
- 1 x Up & Down light to rear elevation (external)
- 1 x Up & Down light to front elevation (external)
- 1 x Cold Water outside tap
- Tarmac driveway
- Turfed front and rear garden
- White D Linear internal doors

Please refer to the full specification document for further detail

Upgrades available (but not limited to)

- Loft ladder & LED light
- Quartz worktop
- Daytona Oak Doors
- Outdoor double socket
- Shaving socket
- Fitted wardrobes
- Flooring/Carpets supplied and fitted
- Electric car charging point
- Extra outside tap





*images for illustrative purposes only

Accommodation*

Entrance Hall	Master Bedroom 16'3" x 10'6"	
Cloakroom/WC- 5'5" x 3'5"	En-suite - 7'7" x 6'3"	
Kitchen & Dining Room 28'9" x 9'11"	Bedroom 2- 11'4" x 11'1"	
Utility- 5'5" 5'3"	Bedroom 3- 12'3" x 11'2"	
Living Room- 14'3" x 10'6"	Bedroom 4- 9'8" x 9'11"	Single Garage- 15'1" x 11'2"
<i>*sizing is approximate</i>	Main Bathroom- 7'9" x 5'9"	

Viewings

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

Services

Mains- Water (United Utilities) and Electricity (Utilita) LPG Gas (Extra 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.

About Us

Based in the heart of Cheshire, Eaton Homes is the vision of craftsman David Thompson, with the aim of creating bespoke housing developments in and around the villages of Central and South Cheshire. 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.

Locally, the close by village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three pub/restaurants and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away. The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

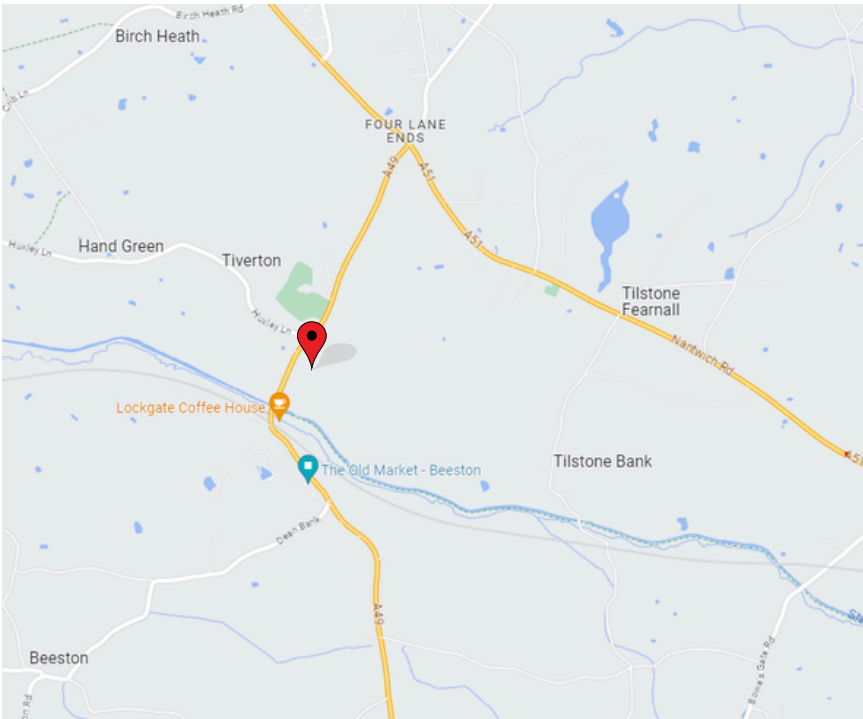
Contact Us

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Where to Find Us

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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. Viewings are by appointment only.

