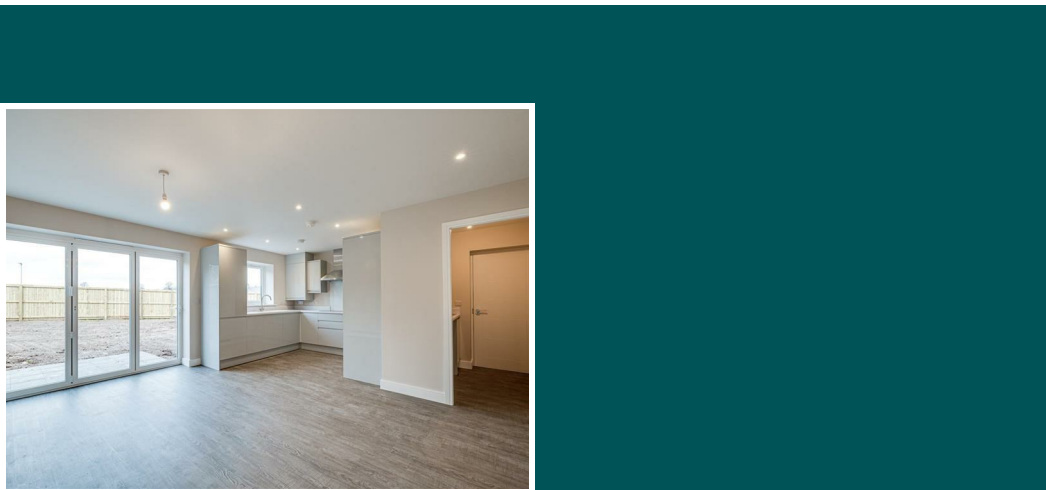


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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 and are believed to be correct but any intending purchasers or tenants 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.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

Total area: approx. 170.2 sq. metres (1832.5 sq. feet)



£560,000



**2 RANULF DRIVE
 BEESTON
 TARPORLEY
 CW6 9ZB**





Plot 24 is the delightful 'Kelsall' house type from Eaton Homes. The accommodation opens with a light and spacious hallway, which in turn leads to two principal ground floor rooms. The living room is positioned to the front and has an attractive large bay window as it's focal point, with double opening doors through to the kitchen dining room that can be closed to still allow for independent living. The large open plan kitchen/breakfast room is fitted with a modern high gloss kitchen and is ideally situated to the rear of the property enjoying views over the good sized garden. In addition to the open plan, kitchen/breakfast room, further storage can be found in the utility space, as well as access into the garage. Concluding the ground floor accommodation is the WC. At first floor level accommodation continues to impress with three double bedrooms, the largest of which being serviced by an en-suite shower room. The other two bedrooms are serviced by a family bathroom. The impressive second floor level is home to the principal suite with its own independent dressing area as well as an en-suite bathroom with four piece suite. Due to elevation of this second floor bedroom it benefits from some of the best views throughout the development and across towards open countryside.

LOCATION

The unique appeal of this development has to be its location. Beeston historically has been an important meeting place of transport routes and people. The ancient crossing point of the River Gowy on the route from North to South. The gap in the sandstone ridge, filled by first a canal and later the railway. Home to the ruins of Beeston Castle. Country living within easy reach of urban centres and local villages providing all life's necessities.

The site is located on the A49 being just 2.2 miles from the centre of Tarporley, 12 miles from Chester, 31 miles from Liverpool and 38 miles from Manchester. There are Intercity rail services at Crewe and Chester with direct lines to London Euston. Liverpool and Manchester International Airports are approximately 30 miles away. The A49 road provides excellent links to the surrounding centres of trade and commerce including the M53, M56 and M6 motorways.

The village of Bunbury is approximately 1.6 miles away with its own general store, 3 pubs and a beautiful church. Tarporley is one of Cheshire's most highly regarded villages that boasts a bustling High Street with a diverse selection of shops including convenience stores, fashion boutiques, cafes, restaurants, veterinary practice, public houses and also has the benefit of a Doctors Surgery, Tarporley War Memorial Hospital and several Churches. There is excellent schooling at the highly regarded Bunbury Aldersey CE Primary School - Ofsted Rating Good, Tarporley C of E Primary School - Ofsted Rating Good and Tarporley Secondary School - Ofsted Rating Outstanding.

GENERAL INFORMATION

Striving to provide the best in modern house building, and pride themselves of impeccable customer services, Eaton homes have invested considerable thought into the design and layout of The Old Market Place, Beeston with residents first and foremost in mind.

In total, 84 units comprising a mix of three and four bedroom houses, as well as some one bedroom apartments, that have been sympathetically positioned within the site to allow for a total of 3 acres of green space, as well as a distinct outdoor playing areas for use by residents and family members. In addition to designs influenced by modern living standards, significant thought has been given to the environmental impact and efficiency of the properties.

ACCOMMODATION

Reception Hallway - 17'2" x 7'4"
 WC - 5'10" x 3'0"
 Living Room - 19'0" x 11'10"
 Kitchen/Breakfast Room - 19'8" x 15'8"
 Utility Room - 6'1" x 5'4"

First Floor Landing

Bedroom 2 - 12'7" x 12'3"
 En-Suite - 7'6" x 5'11"
 Bedroom 3 - 11'1" x 10'7"
 Bedroom 4 - 11'1" x 8'9"
 Family Bathroom - 9'4" x 8'11" max

Second Floor Landing

Principal Bedroom - 14'1" x 14'6"
 En-Suite Bathroom - 12'2" x 5'2"
 Dressing Area - 7'1" x 4'2"

Garage - 18'4" x 9'2"

SERVICES

Mains water and electricity. LPG gas.

MANAGEMENT CHARGES

There will be a Management Charge to cover the common areas which will be approximately £900 plus Vat per annum.

VIEWING

By appointment with the Agents' Tarporley office.

FLOOR PLANS - included for identification purposes only, not to scale.

TENURE

We understand the tenure to be freehold which should be verified through solicitors.

DIRECTIONS

From our office in Tarporley High Street take a left turn out of the village in the direction of Nantwich. Having joined the A49 you will reach the crossroads and take a right turn onto the continuation of the A49. Proceed through Tiverton and immediately after passing under the railway bridge the development will be found on the right hand side.

AML

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memorandums confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

