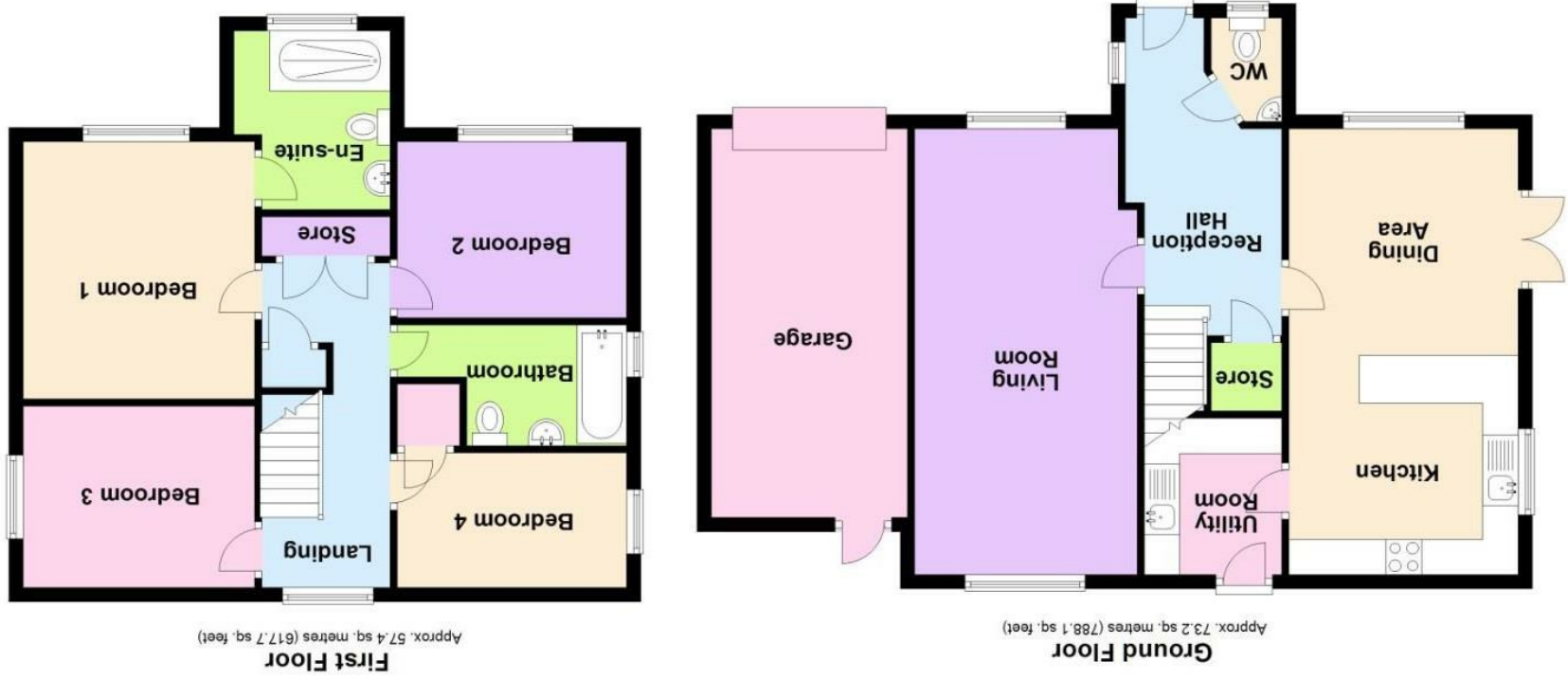


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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. 130.6 sq. metres (1405.8 sq. feet)



£464,995



**11 SANDFORD ROAD
 BEESTON
 TARPORLEY
 CW6 9ZA**





The Audlem' house type has proven to be a popular choice amongst young families and local downsizers who have been attracted by the space and specification on offer.

The accommodation at ground floor level is neatly split between the kitchen dining room with its large amount of space and natural light to one side, and the dual aspect living room to the alternate side. On top of this utility has its own access to the rear garden and a WC conveniently situated next to the hallway.

At first floor level the accommodation continues to impress with an outstanding master suite benefiting from a well appointed en-suite shower room, the three further bedrooms are serviced by the family bathroom concluding what has been consistently considered one of the most sought-after house types on the development.

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 Goway 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.

COVERED PORCH

Outside lighting, composite door with decorative glazed inserts and silver door furniture through to the reception hall

RECEPTION HALLWAY

16'11" x 6'9" max. UPVC double glaze window overlooking the side, two ceiling light points, wall mounted alarm pad, alarm sensor, radiator, LVT flooring, door through to the kitchen breakfast room living room WC useful and stairs storage cupboard and staircase rising to the first floor

WC

4'10" x 3'3" max. UPVC double glazed window with obscure glass, ceiling light point, ceiling mounted vent, low-level WC with dual flush and concealed cistern, corner wall mounted sink with chrome mixer tap and tiled splashback, wall mounted consumer unit, radiator, continuation of the LVT flooring

LIVING ROOM

20'9" x 10'4". A dual aspect room with UPVC double glazed windows overlooking the rear and front, three ceiling light points, two radiators, LVT flooring and aerial point

KITCHEN DINING ROOM

20'9" x 10'8". A delightful room with UPVC double glazed windows overlooking the rear garden and double opening doors. Radiator. Aerial point. Ceiling light point to dining area and recessed ceiling spotlights to the kitchen area. LVT flooring throughout. Door through to the Utility Room.

KITCHEN

A selection of wall and base level high gloss units incorporating drawers and cupboards with quartz worktops and matching upstand. Inset bowl and a half composite sink unit and drainer with chrome mixer tap. Four ring 'Bosch' induction hob with glazed splashback and chrome chimney style 'Bosch' extractor above with spotlights. integrated 'Bosch' microwave oven, 'Bosch' single oven and grill. Integrated 'Lamona' fridge and freezer. Cupboard housing a Worcester boiler. Breakfast bar with feature 'waterfall' quartz worktop. Door to the Utility Room.

UTILITY ROOM

7'3" x 6'4". A selection of low-level high gloss units with granite effect laminated work surfaces and matching up stands. Inset single stainless steel sink unit and drainer with chrome mixer tap. Spaces for washing machine and dryer. Partially glazed UPVC door with glazed insert to outside, ceiling light point, ceiling mounted vent and continuation of the LVT flooring.

LANDING

15'10" x 6'5". UPVC double glaze window overlooking the rear, two ceiling light points, smoke detector. Double opening doors to a useful storage cupboard and further opening door to another storage cupboard.

Doors through to; principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom

BEDROOM ONE

12'0" x 10'9". UPVC double glaze window overlooking the front, radiator, ceiling light point, aerial point, LVT flooring. Door through to the en-suite shower room

EN-SUITE SHOWER ROOM

8'6" x 6'4" max. A well appointed three-piece suite in white with chrome steel fittings comprising; wall mounted wash hand basin with mixer tap, low-level WC with concealed cistern and dual flush, walk in double shower with canopy showerhead and separate shower attachment, UPVC double glaze window with obscure glass, chrome ladder style heated towel rail, ceiling mounted spotlights and LVT flooring

BEDROOM TWO

10'10" x 8'3". UPVC double glaze window overlooking the front, ceiling mounted light point, aerial point, radiator, LVT flooring.

BEDROOM THREE

10'8" x 8'6". UPVC double glaze window overlooking the side, ceiling light point, aerial point, radiator and LVT flooring

BEDROOM FOUR

10'9" x 6'3". UPVC double glazed window, ceiling light point, radiator, LVT flooring. Door through to a useful storage cupboard

FAMILY BATHROOM

10'9" x 5'7" max. A three piece suite in white comprising; bath with chrome mixer tap and shower over with glazed shower screen, wall mounted wash hand basin with chrome mixer taps, low-level WC with dual flush, chrome ladder style heated towel rail, partially tiled walls, UPVC double glazed window with obscure glass, ceiling mounted vent, recess ceiling spotlights, LVT flooring.

UPGRADED SPECIFICATION

11 Sandford has the added benefit of a number of luxurious upgrades to include:

- Electric Up & Over Garage Doors
- Quartz Worktop (SSWPS1028)
- LVT Throughout including Stairs
- Daytona Oak Doors
- Loft Light and Switch
- House Alarm
- Outside Tap
- Upgraded Wall Tiles (Gold range)
- Rear Garden Turfed

EXTERNALLY

Externally, the property approached via a tarmac drive which provides off road parking for approximately four cars and leads to a single garage. Pedestrian access can be found to the left hand side of the property through to the rear garden. The rear garden is of a particular feature being of a very generous size and laid predominantly to lawn with a paved patio area.

SINGLE ATTACHED GARAGE

Up and over electric garage door.

SERVICES

Mains water and electricity. LPG gas.

MANAGEMENT CHARGES

There will be a Management Charge to cover the common areas which will be approximately £800 per annum.

VIEWING

By appointment with the Agents' Tarporley office.

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.