



**A detached cottage providing considerable potential for renovation, extension or possible replacement with one or more dwellings, subject to planning permission.**

## INTRODUCTION

The sale of 12 Eaton Road provides prospective purchasers with an outstanding opportunity to acquire a detached cottage of character with potential to renovate, extend or possibly replace subject to any necessary planning permission being obtained.

The cottage provides two reception rooms and at first floor two bedrooms and bathroom. The whole is set in large gardens, mainly laid to lawn with borders and include two garages.

Ideally located on the fringe of the village within walking distance of all local shops and amenities.

## LOCATION

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, banks, fashion boutiques, cafes, restaurants, public houses and also has the benefit of a Doctors Surgery and Churches. The village is also renowned for its excellent educational facilities with Tarporley Primary and High School being within walking distance of the property and many other outstanding educational establishments in both the state and the private sector being located in the surrounding villages.

Tarporley also has its own community centre, doctors and dentist surgery. Other nearby amenities include Oulton Park Motor Racing Circuit, ancient castles, boating facilities on nearby canals, Beeston Market and within only ten minutes drive is the picturesque Delamere Forest. Whilst the village is renowned for its outstanding natural beauty (from some parts of the village views of 13th Century Beeston Castle can be enjoyed).

## ENCLOSED PORCH

3'9" x 3'2" Front aspect timber framed door. Side aspect single glazed window. Quarry tiled floor.



## SITTING ROOM

15' 3" x 12' 0" (4.65m x 3.66m) Brick and tiled fireplace. Staircase to first floor. Wall light point. Double panel radiator. Side aspect timber framed window. Exposed timbers to ceiling. Stairs rising to first floor.

## LIVING ROOM

15' 2" x 8' 8" (4.62m x 2.64m) Double panel radiator. Fireplace housing gas fire. Dual aspect timber framed windows. Ceiling mounted light fitting.

## KITCHEN

15' 0" x 8' 0" (4.57m x 2.44m) Comprising base units with cupboards and drawers. Eye level wall cupboard. Stainless steel single drainer sink unit. Plumbing for washing machine. Double panel radiator. Door outside. Timber panel window. Side aspect timber framed window. Exposed timbers to ceiling. Ceiling mounted light fitting.

## FIRST FLOOR

## LANDING

5'4" x 5'3" Valor wall heater. Side aspect timber framed window. Ceiling mounted light fitting. Doors to bedrooms 1,2 and bathroom.







#### **BEDROOM 1**

12' 1" x 11' 11" (3.68m x 3.63m) Single panel radiator. Timber framed window to side. Access to roof space.

#### **BEDROOM 2**

9' 9" x 8' 6" (2.97m x 2.59m) Window to side. Wall mounted Ideal Magic Plus central heating boiler. Built in cupboard.

#### **BATHROOM**

6' 0" x 5' 7" (1.83m x 1.7m) Side aspect obscured glass timber framed window. Panelled bath with tiled surround. Low level W.C. Pedestal wash hand basin. Single panel radiator.

#### **EXTERIOR**

##### **ATTACHED OUTSIDE W.C.**

With low level W.C.

##### **TWO CONCRETE PARTITION GARAGES**

8' 3" x 16' 9" (2.51m x 5.11m)

#### **GARDEN**

The gardens are lawned with a gravel drive including vegetable garden and privet hedging and fencing. Total area extending to 0.118 of an acre.



#### **SERVICES**

We understand that mains water, electricity, gas and drainage are connected.

#### **VIEWING**

By appointment with the Agents Tarporley office.

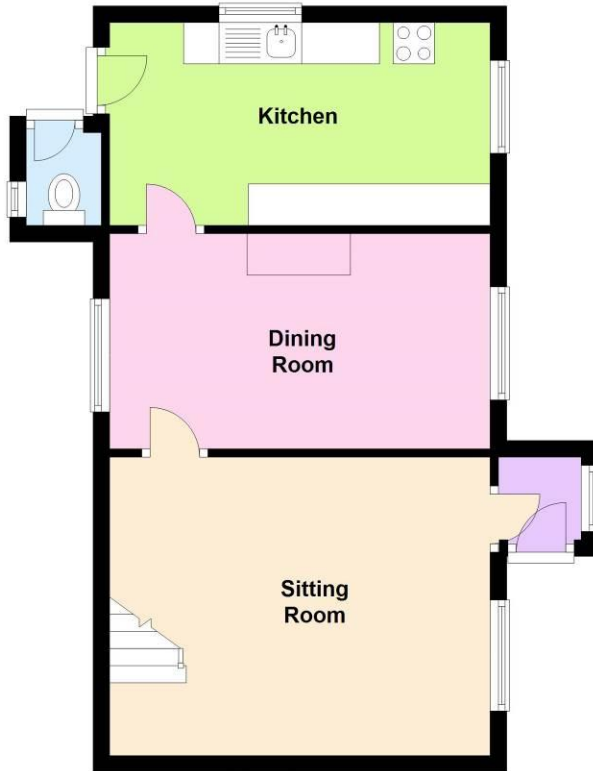
#### **TENURE**

We understand the tenure to be freehold.



## Ground Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



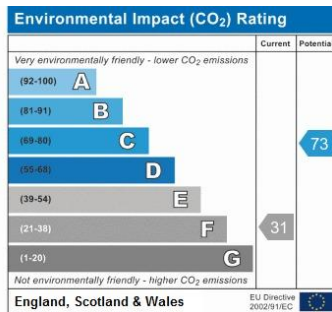
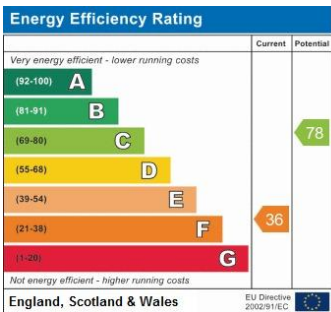
Total area: approx. 72.0 sq. metres (774.9 sq. feet)

To scale only, not to size  
Plan produced using PlanUp.

**12 Eaton Road, Tarporley**







  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements