



Goostrey  
Blackberry Gardens

  
IRLAM  
*of Knutsford*





# Goostrey, CW4 8FU

## Blackberry Gardens

£625,000



### The Property

This immaculately presented four-bedroom, three-bathroom detached family home has been much refurbished and improved in recent years by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan Dining Kitchen with fitted appliances and French Doors to the garden, the principal bedroom suite with fitted wardrobes and en-suite shower room as well as the generous guest bedroom with en-suite shower room and the fantastic presentation throughout.

Located in an ever popular position, forming a small development of similar properties on the edge of the village, close to all local amenities and schooling whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac, double width driveway, providing ample of road parking, leading to the integral garage and front entrance, flanked by open lawned garden with

feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main incorporating well stocked borders containing a wealth of different plants and foliage with flagged and decked patio areas, accessed via the French doors off the Dining Kitchen, providing ideal opportunity for alfresco dining and enjoying the lovely aspect, all fully enclosed by wood lap fencing.

### Directions

From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for approximately 5.5 miles passing through Allostock. Turn left into New Platt Lane and take the left turn into Harrison Drive to its end and then turn right into Blackberry Gardens.

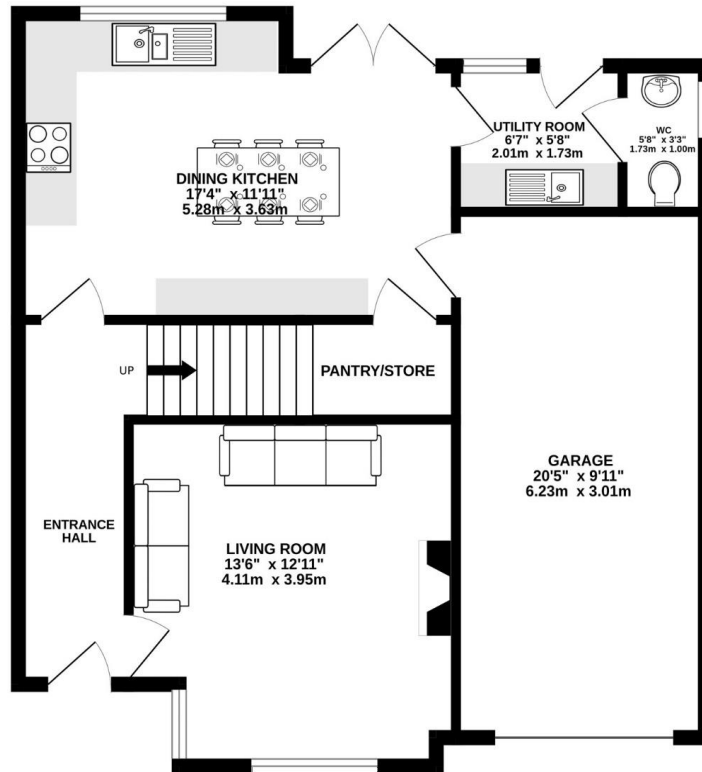


- Beautifully presented detached property situated in a lovely semi-rural location
- Spacious & flexible living accommodation
- Dining kitchen with integrated appliances & separate utility room
- Downstairs WC
- Four double bedrooms, 2 with en-suite
- Large double driveway and garage
- Good-size rear garden

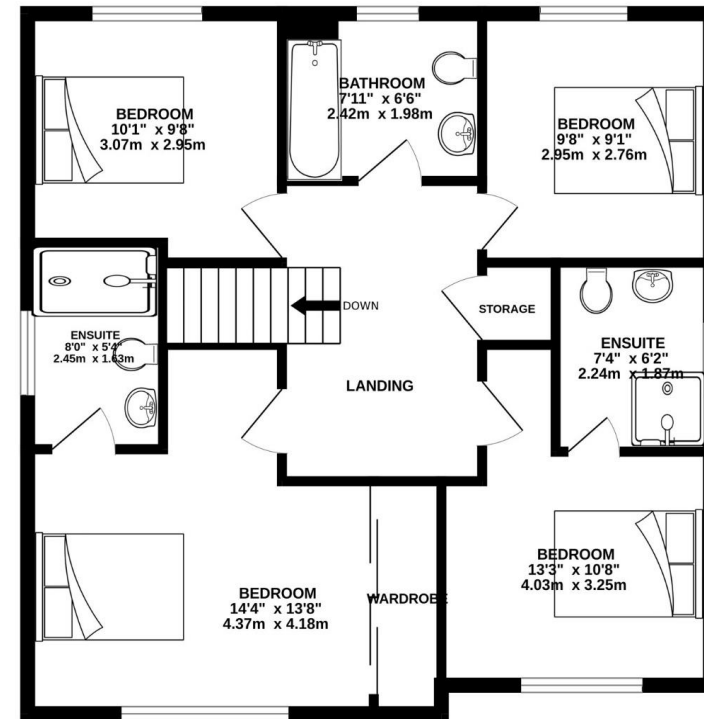
**Postcode** – CW4 8FU  
**Tenure** – Freehold  
**Local Authority** – Cheshire West  
**Council Tax** – Band E  
**EPC** - B



GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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