



Goostrey
Blackberry Gardens


IRLAM
of Knutsford



Goostrey, CW4 8FU

Blackberry Gardens

£575,000



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

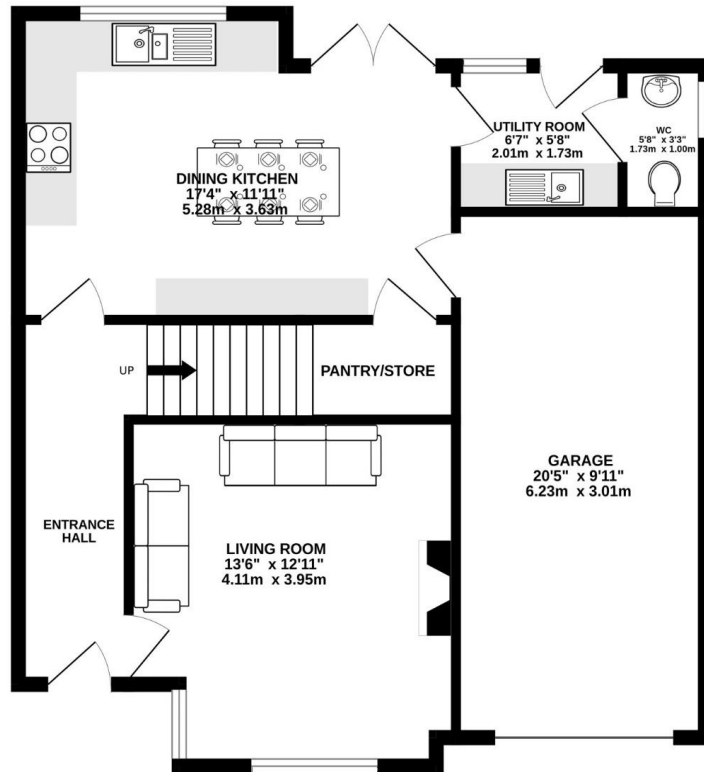
Local Authority – Cheshire West

Council Tax – Band E

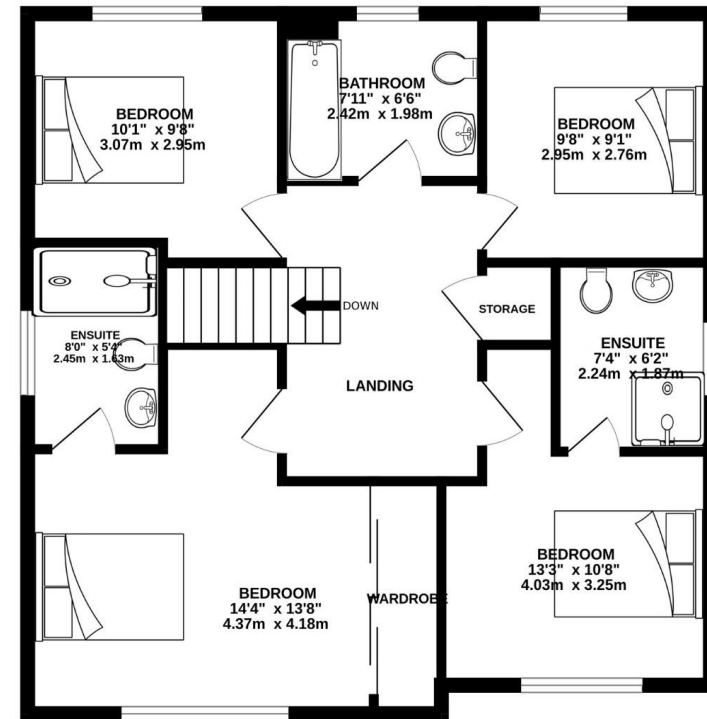
EPC - B



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.

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