



20 Goss Place

ST7 2LR

£375,000



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STEPHENSON BROWNE

Goss Place is a welcoming, incredibly spacious family home on a popular estate within central Alsager, close to many local amenities the town has to offer, as well as the brilliant, well regarded primary and secondary schools. The property has been well maintained by it's current owners since construction approximately 10 years ago by Miller Homes.

A pleasant hallway giving access to the impressive lounge, enjoying a bay window to the front. The fully fitted kitchen possesses a range of wall and base units opening up into a utility room and a downstairs WC.

Upstairs, you will find the incredible principal bedroom, larger in size than most, hosting fitted wardrobes and it's own stylish, ensuite shower room. There are three further double bedrooms with a three piece family bathroom completing the first floor.

The property hosts an appealing frontage with driveway providing parking for two vehicles side by side leading to the integral garage, with hedged boundary to the front. The rear garden is low maintenance being mainly laid to lawn with a paved patio area providing ample space for garden furniture and outside entertaining.

Goss Place will not be around for long, to avoid missing out, call Stephenson Browne today to arrange a viewing!



Entrance Hall

Single panel radiator. Stairs to the first floor. Doors to all rooms.

Lounge

19'10" x 11'0"

Double glazed bay window to the front elevation. Two single panel radiators. Telephone point. TV aerial point.

Kitchen/Diner

20'6" x 10'0"

A range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated eye level oven. Integrated induction hob with extractor canopy over. Integrated fridge freezer. Double glazed French doors opening to the rear garden. Double glazed window to the rear elevation. Inset spotlights. Understairs storage cupboard.

Utility Room

5'4" x 5'11"

Base unit with work surface over incorporating a stainless steel sink unit with mixer tap. Wall mounted gas central heating boiler. Space and plumbing for a washing machine and dishwasher. Undercounter warm air heater. Composite door having double glazed frosted inset opening to the rear garden.

Downstairs WC

3'10" x 5'4"

Double glazed frosted window to the side elevation. Single panel radiator. Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Partly tiled walls.

First Floor Landing

Doors to all rooms. Storage cupboard housing the hot water cylinder.

Principal Bedroom

11'1" x 13'2"

Single panel radiator. Double glazed window to the front elevation. Built-in wardrobes with hanging rail and shelving. Telephone point. TV aerial point.

En-Suite

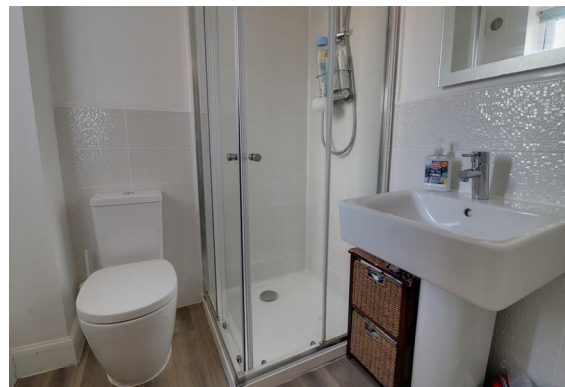
5'5" x 5'5"

Single panel radiator. Double glazed frosted window to the front elevation. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with shower over. Partly tiled walls.

Bedroom Two

13'6" x 11'6"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard.



Bedroom Three

11'2" x 9'1"

Double glazed window to the rear elevation. Single panel radiator. Built-in wardrobe with hanging rail and shelving.

Bedroom Four

9'7" x 10'4"

Double glazed window to the rear elevation. Single panel radiator.

Externally

The front of the property is approached by a tarmac driveway providing parking side by side for two vehicles, with potential for further parking with the lawned area. Side access leading to a gate to the rear garden. The rear garden is mainly laid to lawn with paved patio area providing ample space for garden furniture and outside entertaining. Fenced boundaries.

Integral Garage

16'3" x 8'1"

Up and over door to the front. Power and lighting.

Council Tax Band

The council tax band for this property is E.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

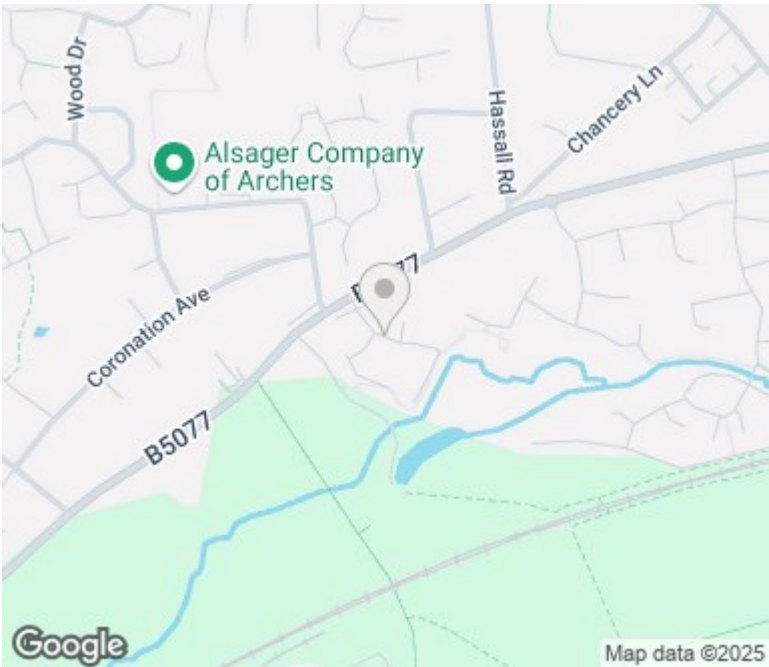
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Floor Plan

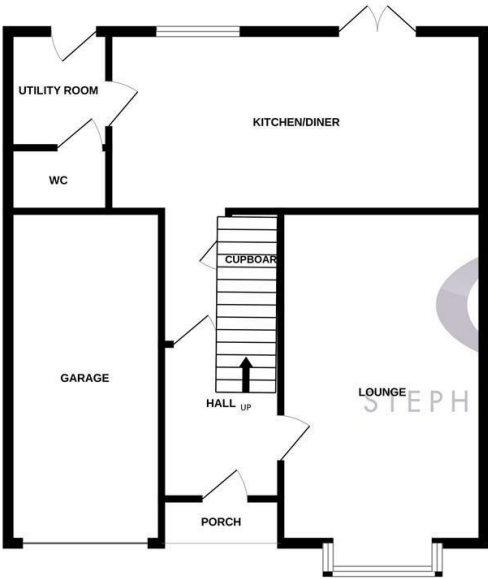
Area Map



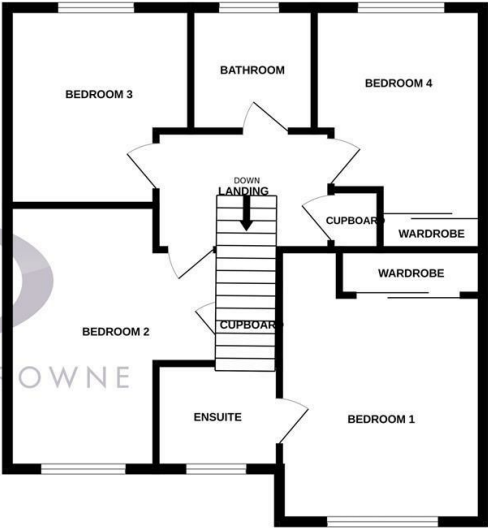
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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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Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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