



**Spacious Detached Property**

**Substantial Lounge**

**Stylish Three Piece Family Bathroom**

**Three Generous Bedrooms**

**Smart Breakfast Kitchen with Appliances**

**Garage & Parking**





## Introduction

Tucked away at the end of a much sought after residential cul-de-Sac in the heart of the much sought after Cheshire village of Goostrey. This lovely deceptively spacious detached property delivers a spacious bright lounge. A fabulous open plan dining kitchen, three generous bedrooms and stylish family bathroom. The tour starts with the entrance hallway giving access to the ground floor WC and lounge. The bright spacious lounge is located to the front aspect with double doors through to the open plan dining kitchen. The heart of any home is the kitchen this will not disappoint. The stylish kitchen delivers a comprehensive range of matching modern units to deliver storage in abundance, along with several built-in appliances. The dining area gives plentiful space for a dining table, along with French doors giving access to the rear garden. The first-floor landing leads to three generous well-proportioned bedrooms, with the spacious master bedroom boasting a range of modern built in wardrobes. The main accommodation is completed with a three piece smart matching white bathroom suite. Externally: The driveway sits to the centre of the gardens and provides ample private off road parking, which in turn leads to the attached garage/store. Gardens are set to three sides, which are mainly laid to lawn for ease of maintenance with a selection of inset ornamental shrubs and trees. The rear garden delivers a high degree of privacy with a patio area and further lawned garden.

This lovely property is offered For Sale with No Seller Chain Involved

EPC Rating C

Council Tax – D – Cheshire East

Tenure – Freehold with a Ground Rent

## ACCOMMODATION

### Property Entrance

Open canopied storm porch covering the entrance to garage and main front entrance.

### Hallway

Giving access to both the lounge and ground floor WC, whilst stairs ascend to the first floor.

### Cloakroom/WC

Providing a matching white two piece suite comprising: Low level WC and wall mounted hand wash basin.

### Lounge

*14' 9" x 14' 6" (4.49m x 4.42m) Maximum into recess*

A bright, generous lounge, located to the front aspect, with attractive laminate flooring. The front window allows natural light to fill the room, whilst double doors open to lead through to the dining kitchen.

### Dining Kitchen

*9' 11" x 17' 10" (3.02m x 5.43m)*

Perfect for today's modern living, located to the rear aspect is the open plan dining kitchen. The dining area boasts double French doors opening onto the rear garden, which allow ample natural light to fill the space. The well planned kitchen sweeps round to divide the kitchen and dining area. Offering an extensive range of cherry wood wall, drawer and base units, to deliver storage in abundance, contrasting work surface flows round to provide ample preparation space and home to the inset one and a half single drainer sink unit with swan neck mixer tap ware. Integrated appliances include: AEG four ring gas hob with chimney style extractor over, AEG electric oven, and integrated larder style fridge and freezer. Smart splash back tiling flows round, whilst the useful under stairs pantry/cupboard delivers further storage. The kitchen is completed with inset ceiling spot lighting and internal door to garage.

### First Floor

#### Landing

Natural light fills the landing via the large window to side aspect, doors to all bedrooms, family bathroom and access to a useful storage cupboard.

#### Master Bedroom

*12' 11" x 10' 11" (3.93m x 3.32m)*

A spacious master bedroom, located to the front aspect, boasting a range of built in modern wardrobes which provides storage in abundance, leaving plentiful space for free standing bedroom furniture.

#### Bedroom Two

*11' 11" x 9' 3" Extending 11'4" into recess (3.63m x 2.82m)*

A further spacious double bedroom located to the rear aspect.

#### Bedroom Three

*9' 8" x 6' 8" (2.94m x 2.03m)*

A good size third bedroom, located to the front aspect.

#### Family Bathroom

Delivering a matching white three piece suite comprising: Panelled bath with mains mixer shower over and corner chrome mixer tapware, stylish vanity unit housing the hidden cistern low level WC and hand wash basin with chrome tapware. Completed with wall mounted heated towel rail, complementary tiled walls with inset mosaic detailed tiled border and contrasting tiled flooring.



## Externally

### Front Aspect

The sizeable driveway provides ample private off road parking for and in turn leads to the attached garage/store. The front and side garden are mainly laid to lawn for ease of maintenance with inset ornamental shrubs and trees.

### Garage/Store

11' 10" x 8' 6" (3.60m x 2.59m)

Double doors open to give front access, whilst the courtesy door gives access to the rear garden. Space is available for a washing machine. Completed with wall mounted gas central heating boiler and light and power

### Rear Garden

Delivery a good degree of privacy being mainly laid to lawn with paved patio area, perfect to sit and enjoy the surroundings. Completed with an ever green boundary hedge.



## Location

Goostrey village is set between Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces excellent results year on year. Higher education is available at the outstanding Holmes Chapel comprehensive school. The railway station lies on the outskirts of the village and with a regular time table to Manchester Piccadilly and main line Crewe. For the commuter access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6 motorway.

## Tenure

We have been informed the property is Freehold with a Ground Rent of £20.00 P.A.

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



## Directions

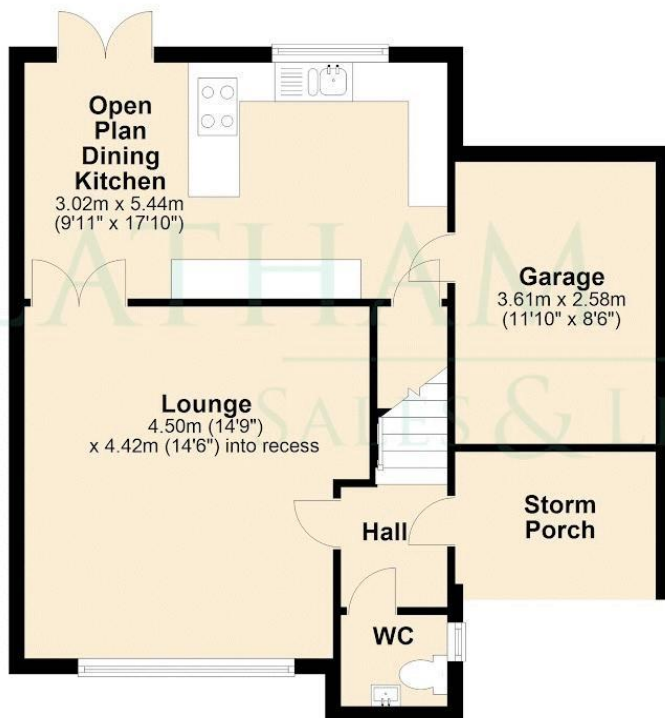
From our office 16 The Square, Holmes Chapel CW4 7AB. Travel north to the mini roundabouts, proceed straight ahead in the direction of Knutsford. (A50) Knutsford Road. Take the second right turning into Goostrey Lane. Proceed along Goostrey lane, continue along Main Road and through the village centre, turn left into Buckbean Way, then immediate right, staying on Buckbean way. At the junction turn right into Woodlands Drive, then right into Southlands Road, where the property can be found on the right hand side, at the head of the cul-de-sac.

Easily identified by our Latham Estates For Sale Board. Post Code: CW4 8JF

Viewing Strictly by Appointment



Ground Floor



First Floor



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings  
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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.