



Well Presented Mid Mews Property

Spacious Lounge

Private Allocated Parking

Smart Modern Kitchen

Two Good Size Bedrooms

Low Maintenance Garden



Introduction

A fabulous opportunity to acquire this beautifully presented modern mid mews property situated on the much sought after Bloor development, set in the beautiful Cheshire village of Goostrey. Offering ready to move into accommodation.

The tour starts with the spacious hallway which gives access to the lounge, cloakroom and kitchen. The lounge occupies the rear aspect, a bright, airy room, spacious enough to accommodate free standing furniture. The well-planned contemporary kitchen offers an array of matching smart white units to deliver plentiful storage, along with space for freestanding appliances. The cloakroom/WC is located off the main hallway. The ground floor is completed with a useful rear porch which gives access to the low maintenance rear garden. To the first floor two generous bedrooms are serviced by the modern three-piece family bathroom. The main bedroom is located to the front aspect and boasts built in wardrobes. Externally: The property provides two private, numbered, allocated parking spaces, which are hidden to the rear of the property. A paved pathway leads from the parking area to the rear garden where the wall mounted electric vehicle charger can be found. The rear garden is paved for ease of maintenance, making it perfect for plant pots to add colour and garden furniture to sit and enjoy the surroundings.

This lovely property is offered for sale with no seller chain involved.

EPC Rating – B

Council Tax - C - Cheshire West & Chester

Tenure - Freehold with a maintenance Charge

ACCOMMODATION

Ground Floor

Entrance Hallway

The smart front composite door opens to the spacious welcoming hallway, which gives access to kitchen, lounge and cloakroom/WC. Completed balustrade stairs ascending to the first floor, neutral décor and smart grey carpets.

Kitchen

9' 3" x 6' 9" (2.82m x 2.06m)

Located to the front aspect to deliver a range of contemporary, matching white wall, drawer and base units to provide ample storage space, contrasting marble effect work surface flows round to offer plentiful preparation space and home to the inset Carron one and a half single drainer sink unit with mixer tapware. The four-ring electric hob sits above the integrated low level electric oven, whilst brush chrome splash back leads to the chimney style extractor fan. Space is available for a larder style fridge/freezer and washing machine. The kitchen is completed with neutral decor and tiled effect vinyl flooring.

Lounge

10' 9" x 13' 6" (3.27m x 4.11m)

Located to the rear of the property is the bright, spacious, lounge, with useful walk in understairs cupboard, access is gained to the rear porch. The main window overlooks the rear aspect along with allowing natural light to fill the room. Completed with neutral décor and smart grey carpets.

Rear Porch

Ideal for coats and shoes, access is given to the rear garden.

Cloakroom/WC

Delivering a matching white two piece suite to comprise: Low level WC and wall mounted hand wash basin with chrome tapware.

First Floor Landing

Access to both bedroom, bathrooms and useful Airing cupboard which is home to the Potterton gas central heating boiler.

Master Bedroom

11' 4" Max to back of wardrobe x 10' 0" (3.45m x 3.05m)

Located to the front aspect is the main bedroom with a built in double mirror fronted wardrobe to provide ample hanging rail and shelving space, with a further part wardrobe/cupboard over the stairs to deliver further storage. Completed with a recess area ideal for a dressing table.

Bedroom Two

12' 1" x 7' 0" (3.68m x 2.13m)

A good size second bedroom, located to the rear aspect.

Bathroom

Delivering a matching white three piece suite to comprise: Panelled bath with chrome mixer tapware and hand held shower attachment with glass shower screen. Low level WC and pedestal hand wash basin with chrome tapware. Complete with neutral decor and attractive flooring.



Externally

Front and Parking

The front area is designed for ease of maintenance with inset evergreen shrub and pathway to the front door. The property comes with two private, numbered allocated parking spaces which can be found to the rear of the cul-de-sac.

Rear Garden

Designed for our busy life style, with low maintenance in mind. The rear garden has been paved which makes it ideal for plant pots to add colour and garden furniture to sit and enjoy the surroundings. Completed with a wall mounted electric car charging point and extension cable to reach the parking area.



Location

The Lovely Cheshire village of Goostrey is set between Holmes Chapel village 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, chemist and coffee shop. Two public houses offer a selection of food and ales. Goostrey primary school produces excellent results year on year. Higher education is available at Holmes Chapel comprehensive school. The railway station lies on the outskirts of the village and with a regular timetable 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. Manchester International Airport is also within easy reach.

Tenure

We have been informed the property is Freehold.

A site maintenance charge applies

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer



Directions

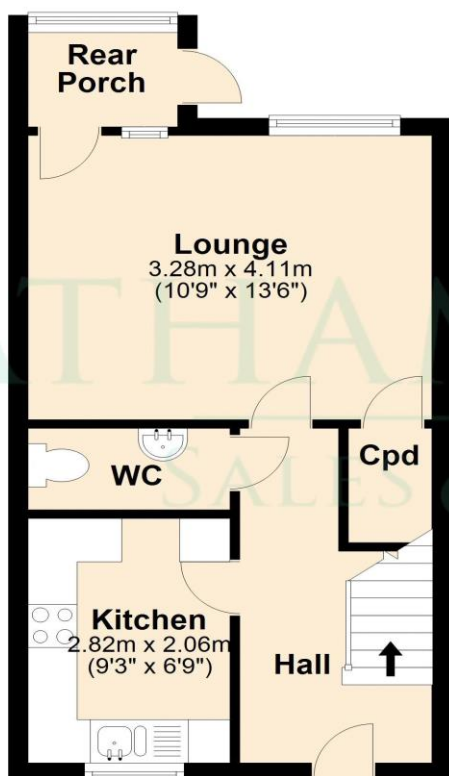
From our office at 16 The Square, Holmes Chapel, CW4 7AB, travel north to the mini roundabouts and proceed straight ahead, continuing along the A50 (Knutsford Road). Take the right hand turn into Goostrey lane (sign posted Goostrey) travel along. Upon reaching the 30-mile speed limit, take the first left into New Platt Lane. Travel down New Platt Lane, where the entrance to the development can be found on the right-hand side. Continue along Blackberry Gardens Road, then take the right hand turn into the entrance to the cul-de-sac and mews properties.

This property can be found on your left hand-side. The parking is located to the rear of the properties.

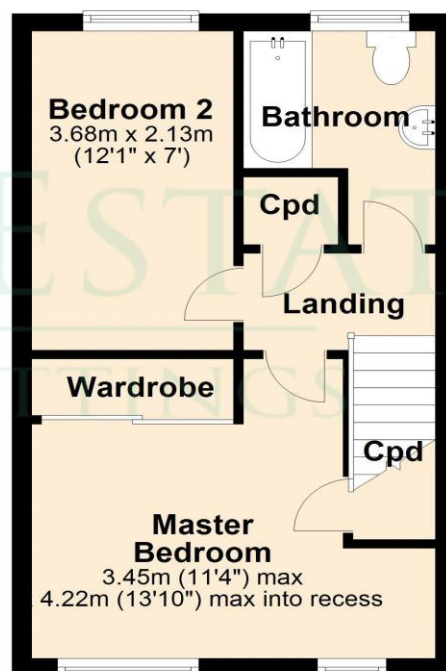
Post Code: CW4 8FU Viewing Strictly by appointment.



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. Plan produced using PlanUp.

IMPORTANT NOTE TO PURCHASERS: Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

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.