



Deceptively Spacious Detached Property

Four Generous Double Bedrooms

Fabulous Enviably Gardens

Two Substantial Reception Rooms

Well Planned Kitchen

Sizeable Double Garage



Introduction

A fantastic opportunity to acquire this deceptively spacious detached family home, set on an enviable plot with expansive gardens to both the front and rear aspects, perfect for a growing family or an avid gardener. Situated in the heart of the picturesque Cheshire village of Goostrey, this home enjoys a prime position within a well-established residential cul-de-sac, offering the charm of village life alongside excellent potential for modernisation. While requiring some updating, this home provides the perfect canvas for buyers to add their own design and vision. Upon entering, a useful vestibule offers a convenient space for coats and shoes, leading into a spacious hallway that grants access to most of the ground floor. The substantial dual-aspect lounge provides ample space for various furniture arrangements and leads to the garden room, where views over the rear garden can be enjoyed. The well-sized dining room, positioned at the rear aspect, also offers delightful garden views. The well-planned breakfast kitchen features an array of matching beech-coloured units, delivering plentiful storage, with corner fitted dining area. From the hallway the turn flight staircase ascends to the first floor, where a convenient cloakroom/WC is located. The bright and airy landing provides access to four generously proportioned bedrooms, all serviced by a three-piece family bathroom. Externally: The property is set back on its desirable plot, offering excellent private off-road parking and a spacious front garden, along with access to the double garage. The rear garden is truly impressive, boasting a sweeping pathway that meanders through two sizeable lawn areas, inset flower beds, and an ornamental pond, adds colour and points of interest. . Noteworthy aspect of this property is the incredible potential it presents, as seen in neighbouring homes (subject to the necessary planning and building regulations). Offered for sale with No Seller Chain Involved, ensuring a smooth and swift transaction. This is a rare opportunity to secure a spacious home in a sought-after location with the scope to create something truly special. Early viewing is highly recommended!

EPC Rating – D

Council Tax Band – F – Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Vestibule 4' 5" x 6' 0" (1.35m x 1.83m)

The vestibule offers a useful space for coats and shoes, also giving access to the main hallway.

Main Hallway

The spacious hallway gives access to the majority of the ground floor rooms. Turn flight stairs ascend to the first floor, where the cloakroom/WC can be found.

Lounge 21' 0" x 12' 0" (6.40m x 3.65m)

Enjoying a dual aspect, natural light fills the room via the large window overlooking the front garden and window through to the rear garden room. An exposed brick fire surround sits to one side with display insets and mantel.

Garden Room 11' 4" x 10' 5" (3.45m x 3.17m)

Enjoying a view over the rear garden with windows to three sides, along with a door giving access to the rear patio and garden.

Dining Room 12' 10" x 10' 11" (3.91m x 3.32m)

The spacious dining room enjoys a view over the rear garden, a versatile room, ideal for formal dining or family room.

Breakfast Kitchen 12' 10" x 9' 5" (3.91m x 2.87m)

The good size, well planned kitchen offers a range of matching beech coloured wall, drawer and base units to provide ample storage, contrasting worksurface flow round to offer plentiful preparation space, and home to the inset double drainer sink unit. Appliances include: Four ring electric hob with extractor over, mid-level double oven, with space for further free standing kitchen appliances.

Rear Hallway

Giving access to the side elevation.

Cloakroom/WC

Situated off the stairs is the two piece WC with low level WC and wall mounted hand wash basin.

First Floor Landing

The picture window floods the landing with natural light, along with giving access to all rooms, completed with a useful airing cupboard.

Master Bedroom 16' 0" x 11' 11" (4.87m x 3.63m)

A fabulous sized room located to the rear aspect, a bank of fitted wardrobes sit to one wall and provide storage in abundance.

Bedroom Two 12' 2" x 11' 1" (3.71m x 3.38m)

The second double bedroom enjoys a view over the rear garden, completed with hand wash basin and a range of wardrobes.

Bedroom Three 11' 4" x 9' 6" (3.45m x 2.89m)

The third double bedroom is located to the rear aspect, enjoying a view over the garden, completed with hand wash basin.

Bedroom Four 8' 5" x 11' 11" (2.56m x 3.63m)

Albeit the fourth bedroom, this is still a generous double bedroom located to the front aspect.

Family Bathroom 8' 1" x 6' 0" (2.46m x 1.83m)

Awaiting your specification, currently offering a three piece suite to comprise: Panelled bath with mixer tapware and shower attachment, pedestal hand wash basin and low level WC, completed with window to the side aspect.



Externally

Front Aspect

The property sits back in the generous plot, with an extensive block paved driveway to offer excellent private off road parking, which leads to the double garage and main entrance. The front garden is mainly laid to lawn

Garage 17' 0" x 16' 0" (5.18m x 4.87m)

The spacious garage is perfect for parking and storage, with remote controlled electric up and over door, along with a courtesy side entrance door, home to the gas central heating boiler. Completed with light and power.

Rear Garden

A most enviable rear garden, perfect for the growing family and keen gardener alike. The sweeping pathway leads to the end of the plot with lawned gardens to either side, gravelled flower beds, established herbaceous shrubs and ornamental pond add to this charming rear garden. Completed with greenhouse and garden store.



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 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. Manchester International Airport is also within easy reach.

Tenure

We have been informed the property is Freehold. Correct at the time of listing and subject to change. We recommend you check these details with your Solicitor/Conveyancer.



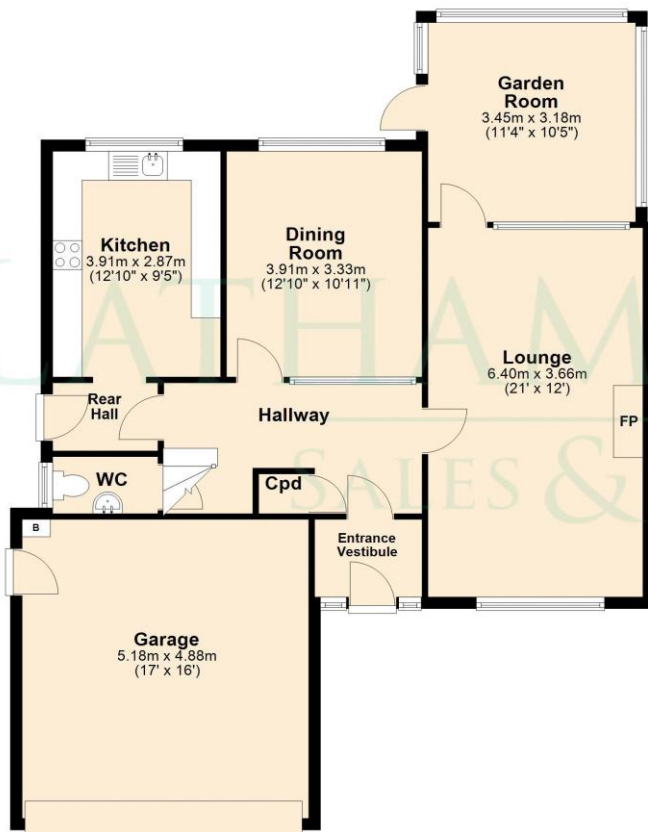
Directions

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.

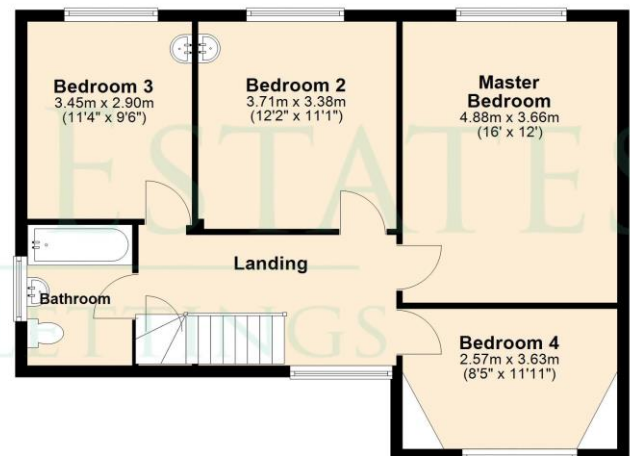
Proceed along Goostrey lane, continue along Main Road and through the village centre, turn left into Buckbean Way, then immediate right, staying on Buckbean way. Follow the round road onto Woodlands Drive. Turn right into Southlands Road, where the property can be found on the right hand side. Easily identified by our Latham Estates For Sale Board. Post Code: CW4 8JF Viewing Strictly by Appointment



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.