

Booth Bed Lane  
Goostrey  
Guide Price £280,000



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.



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Goostrey

INTRODUCTION

A Wonderful Opportunity. A Three-Bedroom Home with Superb Garden in Goostrey Village.
A fabulous prospect to acquire this bright and spacious three-bedroom mature property, set on a most enviable plot with a superb rear garden, ideal for growing families or keen gardeners alike. While the home is in need of some modernisation, it presents the perfect chance for a buyer to add their own style and vision. Located on Booth Bed Lane, the property enjoys a desirable position on the edge of Goostrey village, with the popular Trading Post shop just a short walk away, providing day-to-day convenience. The accommodation begins with a entrance hallway, providing access to most of the ground floor rooms. The lounge, positioned to the front of the property, features a central chimney breast as its focal point. To the rear, the kitchen is fitted with a range of matching units and enjoys a pleasant outlook over the garden. From here, access leads through to the separate dining room again enjoying a view over the garden. The first-floor landing gives access to three well-proportioned bedrooms: two generous doubles and a good-sized single bedroom complete with a built-in cabin bed. A three-piece shower room completes the first-floor accommodation. Externally, the property is set back from the road behind a boundary hedge, with a front garden mainly laid to lawn. The rear garden is a true highlight featuring a large lawn, greenhouse, and vegetable patch, offering great potential for those who love outdoor living. In addition, two brick-built external stores provide excellent storage for garden tools and equipment. This is a fantastic opportunity to purchase a home with huge potential in a highly desirable Cheshire village.
Offered for sale with no onward chain.
EPC Rating – C
Council Tax Band – D – Cheshire
East Tenure - Freehold

Table with 3 columns: Room Name, Dimensions (Imperial), Dimensions (Metric). Rows include Entrance Hallway, Lounge, Kitchen, Dining Room, Bedroom One, Bedroom Two, Bedroom Three, Shower Room, Garden Store, and Garden Store 2.

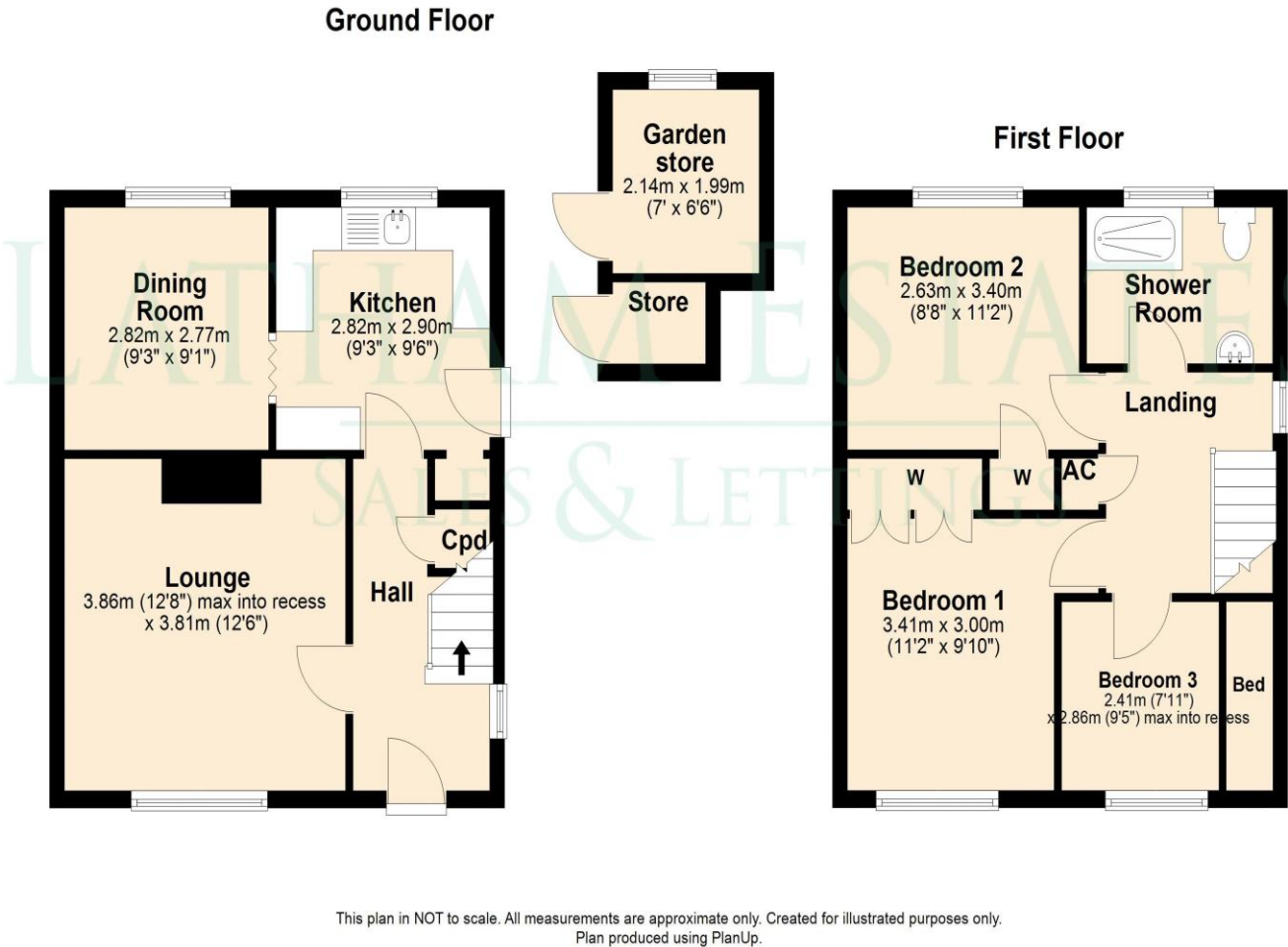
Directions

From our office at 16 The Square, Holmes Chapel, CW4 7AB, at the mini roundabouts proceed North straight ahead continuing along the A50 (Knutsford Road). Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue into Goostrey. Upon entering the village, take the second left onto Booth Bed Lane, where the property can be found on the right hand side, easily identified by our Latham Estates For Sale Board. Sat Nav uses: CW4 8LP.
Viewing Strictly by appointment



Location

Goostrey Village is situated between the popular village of Holmes Chapel and the thriving market town of Knutsford, Goostrey is a sought-after Cheshire village surrounded by beautiful countryside, offering a delightful semi-rural lifestyle with excellent connections. The village boasts a strong sense of community, supported by a variety of local clubs and societies, as well as the much-loved Goostrey Rose Festival, a cherished annual event. Everyday amenities are well catered for, with a post office, newsagent, mini market, off-licence, chemist, and a welcoming coffee shop, along with two traditional public houses provide friendly atmospheres along with food and drink. Families are particularly drawn to the area thanks to Goostrey Primary School, which consistently delivers excellent academic results, secondary education is available at Holmes Chapel Comprehensive School. For commuters, Goostrey railway station is located on the edge of the village, offering regular services to Manchester Piccadilly and Crewe, linking to the national rail network. Road travel is equally convenient, with easy access to the M6 motorway at Junction 18 (Holmes Chapel) and Junction 19 (Knutsford). Manchester International Airport is also within easy reach, making this an ideal location for both business and leisure travel.



This plan in 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.