



Extended Traditional Semi Detached

Spacious Bright Lounge

Bright, Airy Home Office

Open Plan Dining Kitchen

Ground Floor Shower Room and Utility

Three Well Proportioned Bedrooms



Introduction

Traditional Three-Bedroom Semi-Detached Home in Prime Village Location A superb opportunity to acquire a traditional three-bedroom semi-detached property situated in a highly convenient location within the sought-after village of Goostrey. This extended home offers excellent potential for further enhancement, with flexible living space and the added benefit of no seller chain. Internally, the property features a spacious entrance hallway leading to both the front-facing lounge and the open-plan kitchen/dining area. The lounge enjoys an abundance of natural light, with a central chimney breast housing a feature fireplace, creating a warm and inviting focal point. To the rear, the open-plan kitchen and dining area offer excellent scope for modernisation, giving buyers the chance to personalise the space. Bi-folding doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A further inner hallway provides access to a smartly presented ground-floor shower room, a useful utility/boot room with secondary front entrance, and a versatile home office that benefits from French doors leading to the garden, ideal for home working or multi-functional use. Upstairs, the first-floor landing gives access to three generously proportioned bedrooms, all served by a contemporary family bathroom featuring a striking oval freestanding bath. Externally, the home is approached via a private driveway, with gardens set to the front, side, and rear. While the outdoor space would benefit from some attention, it offers excellent potential to be landscaped and enjoyed as an interactive family garden. This is a fabulous opportunity to secure a spacious home in a desirable village setting, ideal for families, professionals, or downsizers alike, and offered with no onward chain.

EPC Rating - C

Council Tax Band – D – Cheshire East

Tenure - Freehold

ACCOMMODATION

Hallway

The welcoming entrance hallway provides access to both lounge an open plan dining kitchen, stairs ascend to the first floor with a useful understairs cupboard.

Lounge 12' 8" Max into recess x 12' 7" (3.86m x 3.83m)

Located at the front of the property is a bright and spacious lounge, featuring a central chimney breast with a decorative electric coal-effect fire, providing a main focal point for the room.

Open Plan Dining Kitchen 9' 3" x 18' 11" (2.82m x 5.76m)

To the rear aspect is the open-plan kitchen/dining area. While the kitchen would benefit from modernisation, it offers excellent potential for buyers to design and create a space of their own. The room opens seamlessly into the dining area, which enjoys plenty of natural light via the bi-folding doors which provides direct access to the rear garden, creating a bright and sociable space. Completed with access to a further inner hallway.

Inner Hallway

Giving access to the ground floor shower room, home office and open to the utility/boot room.

Utility / Boot Room

A fantastic addition to the ground floor is the combined utility and boot room, which benefits from its own front entrance. A vaulted ceiling, skylight, and side window all contribute to the room's bright and airy atmosphere.

Ground Floor Shower Room 5' 2" x 5' 4" (1.57m x 1.62m)

A further excellent addition to the ground floor is the stylish three-piece shower room, featuring a corner quadrant-style enclosure with a mains mixer shower and dual shower heads, one a fixed rain drencher, the other a traditional riser. The walls are finished with attractive aqua blue Metro-style tiling, complemented by a low-level WC and an eye-catching table style vanity unit housing an oval countertop basin with matte black mixer tapware. A side-aspect window provides natural light, and the room is completed with tiled flooring.

Home Office/Hobby Room

The final room within the extension is a versatile space, ideal as a home office or hobby room. Featuring a vaulted ceiling with skylight, a side-aspect window, and double French doors opening onto the rear garden, this bright and airy room provides an inspiring environment perfectly suited to home working or creative pursuits.

First Floor Landing

Giving access to all rooms, along with useful airing cupboard.

Master Bedroom 11' 2" x 9' 10" (3.40m x 2.99m)

The main bedroom is situated at the front of the property, offering a generous space with a recessed area ideal for freestanding wardrobes, while still providing ample room for additional bedroom furniture.

Bedroom two 8' 9" x 11' 0" (2.66m x 3.35m)

The second double bedroom is located to the rear aspect, with useful built in storage cupboard.

Bedroom Three 7' 11" x 8' 9" Both Maximum (2.41m x 2.66m)

Bedroom three is a comfortable single room located at the front of the property.

Family Bathroom

A most attractive family bathroom features a matching three-piece suite. The eye-catching oval bath with freestanding chrome mixer tapware sits against one wall, while a low-level WC and wooden vanity unit, housing a circular wash basin with stylish chrome mixer tapware, complete the space. The bathroom is further enhanced by two windows and part-tiled walls that seamlessly continue onto the tiled floor.



Externally

The property is set back from the road, benefiting from a private driveway that provides convenient off-road parking. Gardens surround the home to the front, side, and rear. Although they may need some tender care and attention, the gardens boast a number of attractive, established plants ready to be revived and restored to their former beauty.

Tenure

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



Location

Nestled between the popular village of Holmes Chapel and the vibrant market town of Knutsford, Goostrey is a highly sought-after Cheshire village that offers the perfect blend of semi-rural charm and modern convenience. Surrounded by rolling countryside, it provides a peaceful lifestyle while maintaining superb transport links. The village is renowned for its strong community spirit, supported by a variety of local clubs and societies. A highlight of the social calendar is the Goostrey Rose Festival, a much-loved annual event that brings the community together in celebration. Everyday essentials are well catered for, with local amenities including a post office, newsagent, mini market, off-licence, chemist, and a welcoming coffee shop. Social life is enriched by two traditional public houses, both offering a warm atmosphere alongside quality food and drink. Families are particularly drawn to Goostrey thanks to Goostrey Primary School, known for its consistently strong academic performance. Secondary education is provided by near by Holmes Chapel Comprehensive School. For commuters, Goostrey railway station lies on the edge of the village and provides regular services to Manchester Piccadilly and Crewe, linking easily to the national rail network. Road travel is also convenient, with swift access to the M6 motorway via Junction 18 (Holmes Chapel) and Junction 19 (Knutsford). Manchester International Airport is within easy reach, making Goostrey an ideal base for both business and leisure travel.



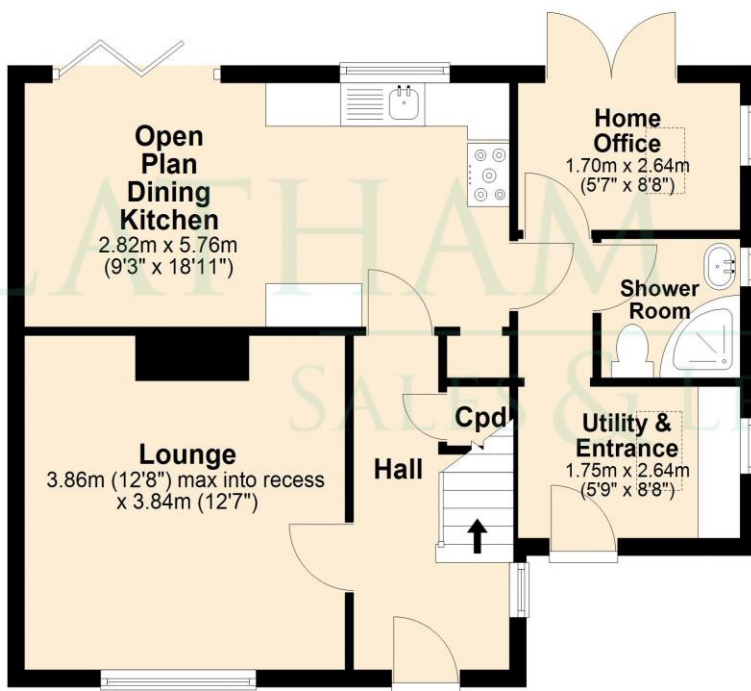
Directions

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. Post Code: CW4 8LP.

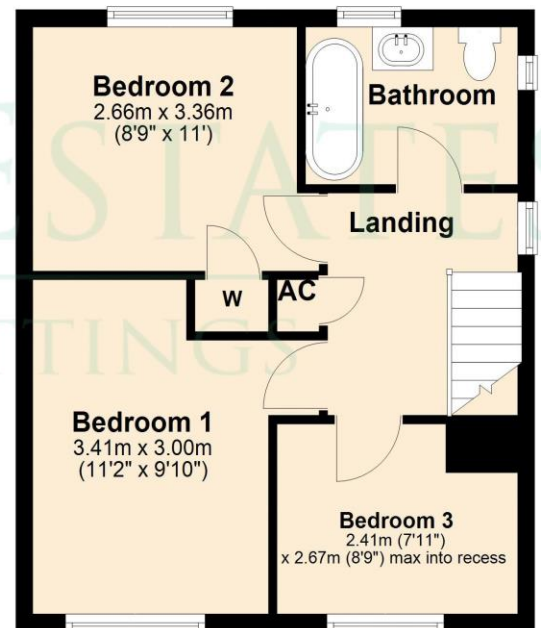
Viewing Strictly by appointment.



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.