













# 69 Station Road

## Goostrey

A charming 4-bed end terrace in picturesque village. Bright interiors, open plan kitchen, orangery, 2 reception rooms. Well-appointed bedrooms, 2 baths. Wrap-around gardens. Close to train station.

Council Tax band: E

Tenure: Freehold

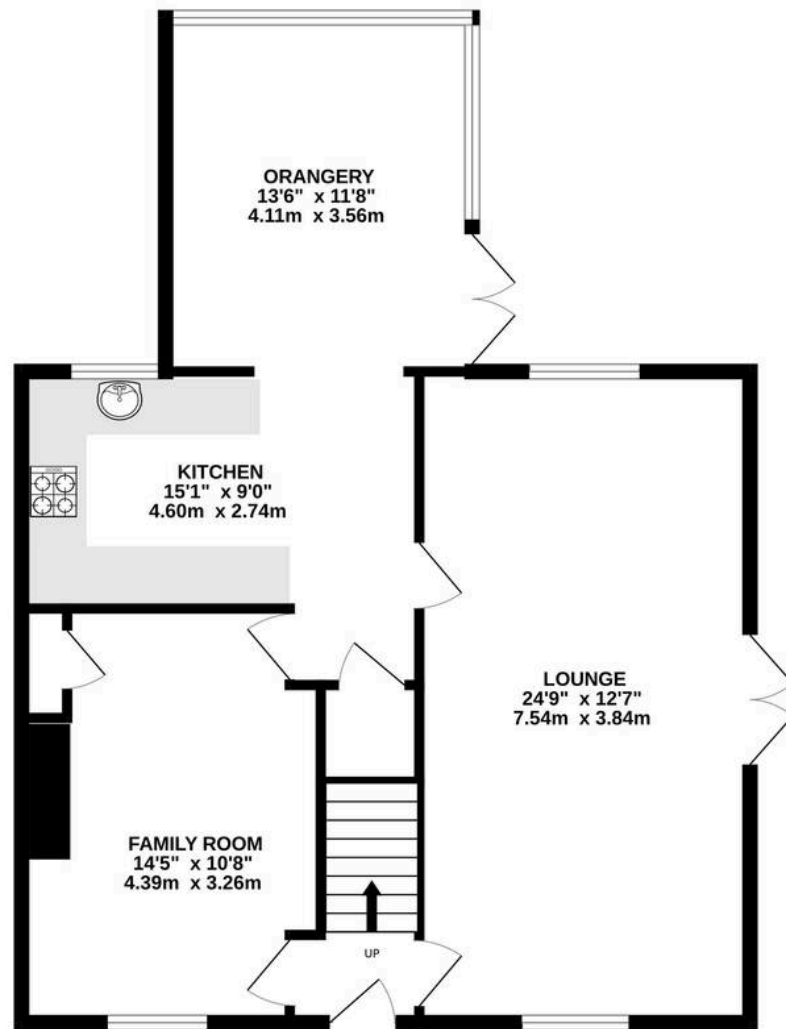
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

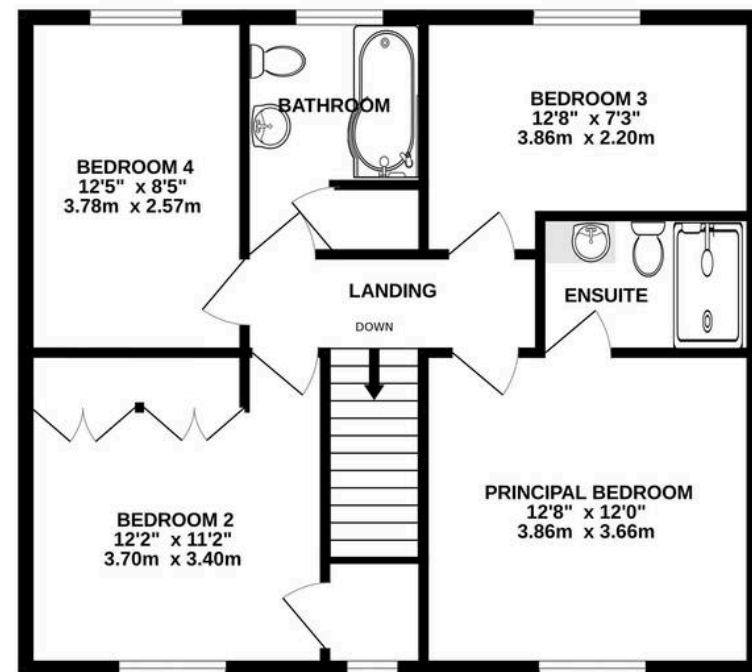
- Four bedrooms and two bathrooms
- Three spacious reception rooms
- Prominent position within the village, highly convenient for the train station
- Wrap-around gardens, ideal for day-long sunshine



GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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