













## 23 Willow Lane

Goostrey, Crewe

An extended and beautifully refurbished detached house that has been stylishly designed to exacting standards throughout by the current owners, benefitting from south westerly facing landscaped gardens situated on a small residential development close to the heart of the village and amenities.

- Open plan kitchen, living, dining room
- Stylishly designed with high quality fixtures and fittings throughout
- Four bedrooms and a beautifully appointed family bathroom
- Underfloor heating throughout the ground floor
- Landscaped garden with decked area and sunken hot tub, planted borders and lawn
- Driveway providing ample off road parking
- Double garage

Local Authority: Cheshire East

Council Tax band: F

Tenure: Freehold

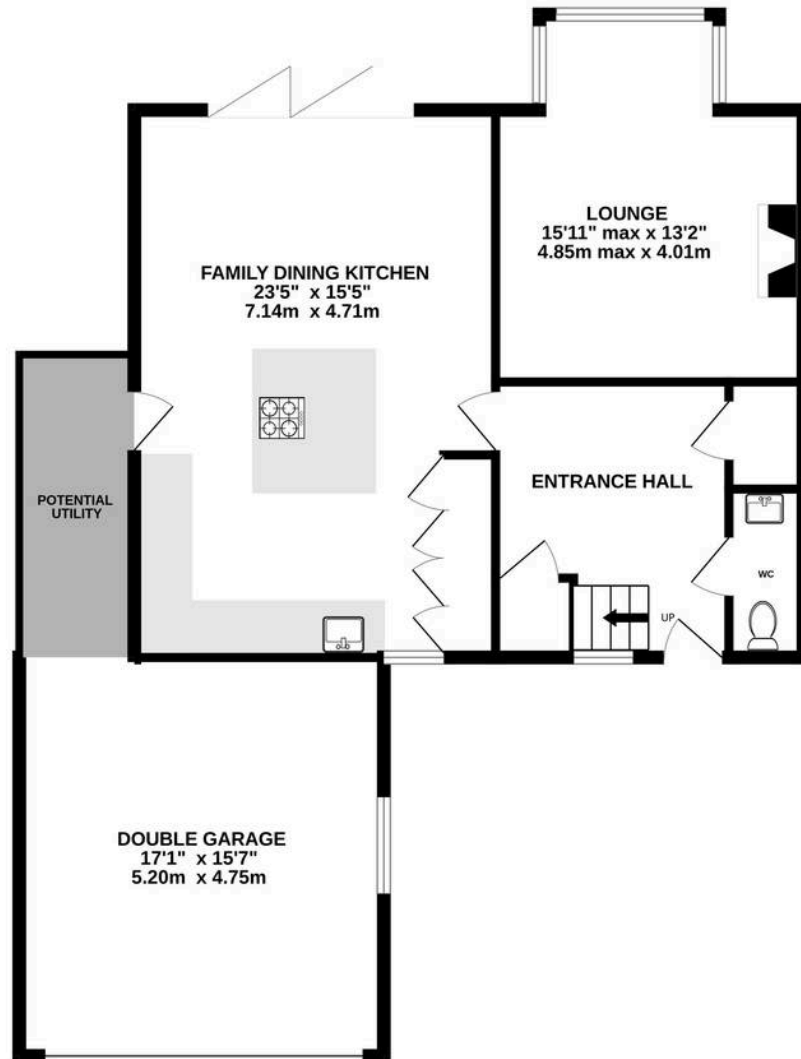
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

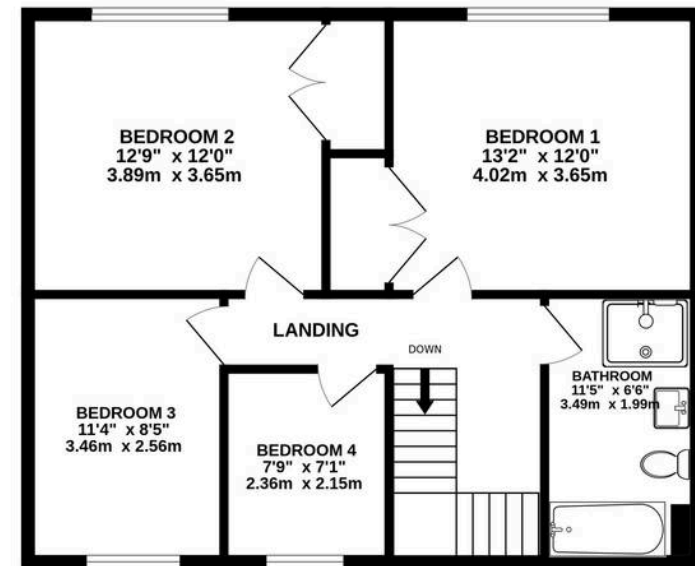




GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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