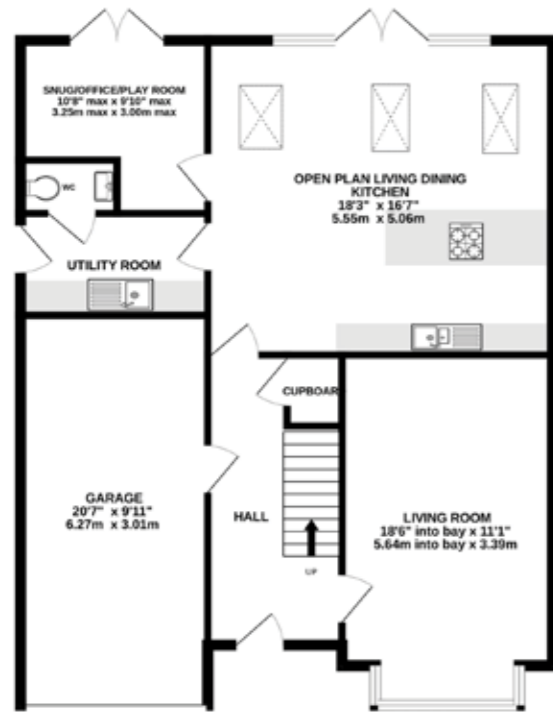


14 BLACKBERRY GARDENS

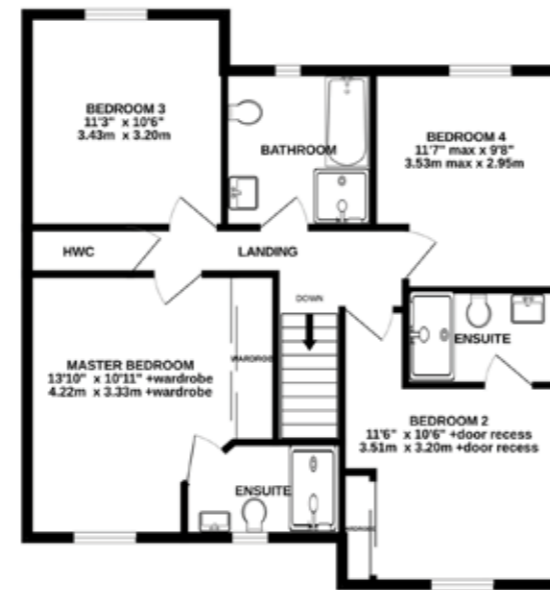
Goostrey

£600,000

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Holmes Chapel

14, The Square, HOLMES CHAPEL CW4 7AB

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gascoignehalman.co.uk



A stunning, immaculate and spacious detached family home with two reception rooms, private rear garden, four double bedrooms and three bathrooms (two ensuite).

GASCOIGNE HALMAN

- Sought after location in Goostrey
- A stunning and well maintained freehold family home
- Fabulous open plan living dining kitchen overlooking the garden
- Two reception rooms, one making an ideal snug, office or play room

- Utility and downstairs wc
- Four double bedrooms, three bathrooms (two en-suite)
- Driveway to the front and integral garage
- Extremely private enclosed rear garden

£600,000

14 BLACKBERRY GARDENS

Goostrey



Blackberry Gardens is a sought after location being within a short walk to the shops in Goostrey, yet just a short drive to either Knutsford or Holmes Chapel. This particular property has been well maintained, constructed approximately 6 years ago by Bloor Homes, the property offers deceptively spacious family accommodation. Off the large welcoming hallway, the living room has a box bay window to the front, while also off the hallway is a very useful under stairs storage cupboard and internal access to the garage. The heart of this family home has to be the open plan living dining kitchen overlooking the rear garden. With a part vaulted ceiling with three Velux roof windows,

this room is flooded with plenty of natural light. The kitchen itself is fitted with high gloss units along with a quartz work surface and integrated appliances. Off the kitchen, the long utility room offers space for appliances and units matching the kitchen. The utility also has a door to the side and the downstairs wc off. The second reception is also accessed off the kitchen, with French doors opening to the garden, this compact room makes an ideal snug, office or play room. To the first floor there are four double bedrooms. Bedrooms one and two are of similar size and both benefit from fitted wardrobes along with three piece en-suite shower rooms. The main family bathroom is fitted with a four piece suite. The driveway to the front provides off road parking while the garage is slightly wider than your average new build garage,

being almost 10ft wide, making it suitable to park a car!. The rear garden has fence and wall boundaries and is extremely private.

A freehold property which must be viewed.

LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford & Holmes Chapel, surrounded by delightful open countryside. With many facilities either in Goostrey itself or in Knutsford and Holmes Chapel including excellent schools, train station and easy access to the M6 motorway. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting

requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

DIRECTIONS

CW4 8FU - Blackberry Gardens, Goostrey

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire West and Chester, council tax band F

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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