



**GASCOIGNE
HALMAN**

36 BLACKBERRY GARDENS, GOOSTREY

THE AREAS LEADING ESTATE AGENT

| £275,000

A beautifully presented two bedroom mid mews property situated on sought after development in the picturesque Cheshire village of Goostrey.

This tastefully presented mid mews property offers ready to walk into accommodation throughout.

The welcoming hallway opens to the kitchen overlooking the front. The kitchen is fitted with a range of modern cream high gloss units with space for appliances. Also off the hallway is a very useful downstairs wc. The lounge diner overlooks the private rear courtyard garden, although only used as a living room at the moment, there is ample room for a sofa and table. A porch has been constructed off the living room, which opens to the rear garden.

To the first floor there are two generous bedrooms, the main bedroom has a large built in cupboard over the stairs recess along with built in wardrobes with smoked glass sliding doors. The bathroom is fitted with a modern three piece suite.

Externally the property has two allocated parking spaces, along with a private pathway leading from the parking area to the back garden. All paved to provide low maintenance, the rear courtyard has been fitted with an EV Charger for the buyer with an electric vehicle, this also comes with a 20 meter cable to comfortably reach both parking spaces.

This freehold property is available for sale with no upward chain.

DIRECTIONS

CW4 8FU - Blackberry Gardens, Goostrey

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford and 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.

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 C

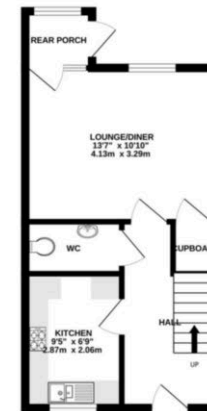
VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

EPC Rating: B

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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HALMAN**

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