



**GASCOIGNE
HALMAN**

14 WOODLANDS DRIVE, GOOSTREY

THE AREAS LEADING ESTATE AGENT

£475,000

A deceptively spacious three bedroom detached home with a large garden room overlooking the rear, modern and bright kitchen along with a double garage and ample off road parking.

Woodlands Drive is an extremely popular location within the centre of the pretty Cheshire village of Goostrey.

This particular property offers spacious, flexible and versatile accommodation through out and briefly comprises of a downstairs wc off the entrance hallway, with its herringbone parquet wood flooring which flows through to the reception hall which would make an ideal dining hall, office or sitting area.

Off the reception hall is a dual aspect living room with a gas fire and sliding doors opening to the garden, while to the rear of the house is a very useful garden room which offers plenty of space for a seating and dining area.

A third reception room is currently used, and has been used in the past, as a third bedroom, again this room would also make an ideal home office if preferred.

The kitchen is fitted with a range of modern units with quartz work surfaces over, along with integrated appliances including a slimline dishwasher, integrated fridge and double oven. The kitchen provides internal access to the garage with its electric door along with plumbing for a washing machine/dryer. A perfect layout for a buyer wanting to drive into the garage accessing the kitchen with shopping.

To the first floor there are two double bedrooms both with fitted wardrobes to one wall and a three piece shower room which is fitted with a large walk in shower enclosure.

Externally the gravel driveway to the front provides off road parking for a number of vehicles and is edged in a contrasting block paving stone. Gated access at the side leads to the rear garden with its paved patio area, ornamental pond and an abundance of mature shrubs offering an array of colour throughout the year.

A freehold property which must be viewed to be appreciated.

DIRECTIONS

CW4 8JH - Woodlands Drive, Goostrey

LOCATION

Holmes Chapel village is within a short flat walk and provides an array of individual shops including a delicatessen, butchers and bakers and a number of public houses and restaurants. For the commuter access to the nearby Northwest motorway network is easily available at Jt 18 of the M6. The village has its own rail station on the commuter line between Manchester Piccadilly and Crewe with Intercity links to London Euston. Manchester International Airport is also close by. Excellent educational facilities cater for children of all ages in both the state and private sectors and the leisure centre provides for most sporting activities.

TENURE

Freehold

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

LOCAL AUTHORITY

Cheshire East Council Tax Band D

ENERGY PERFORMANCE RATING

EPC Rating D

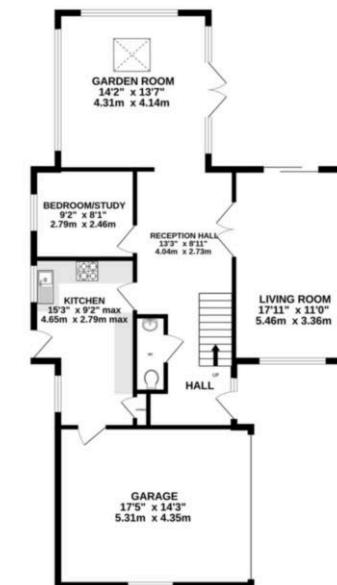
SERVICES (NOT TESTED)

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

VIEWING

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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