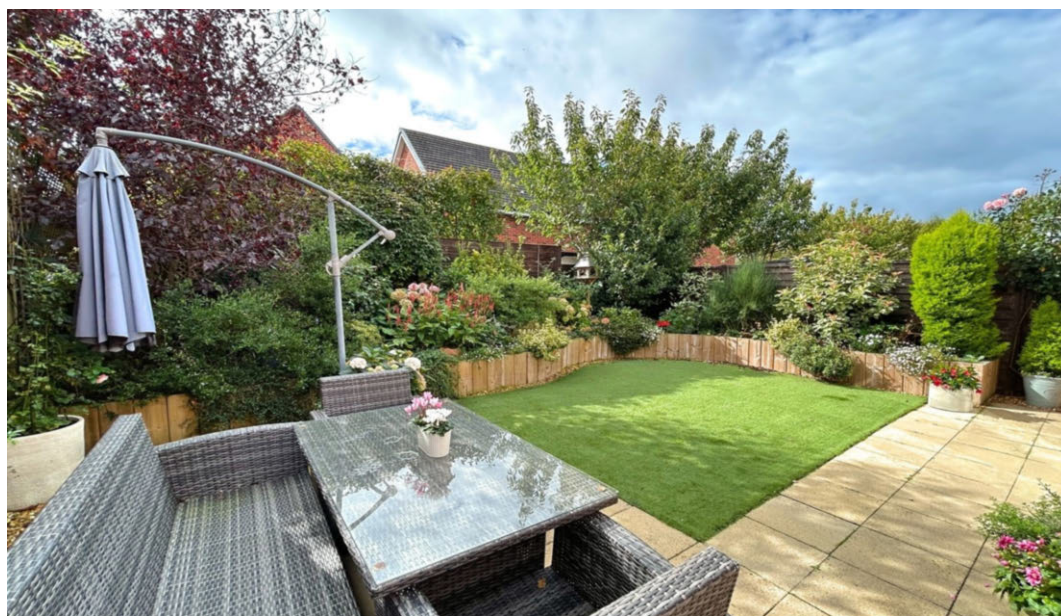




**GASCOIGNE
HALMAN**

29 BLACKBERRY GARDENS, GOOSTREY

THE AREAS LEADING ESTATE AGENT



29 BLACKBERRY GARDENS, GOOSTREY

Offers over £500,000

A most stunning and tastefully presented four bedroom detached family home, with no upward chain, beautiful low maintenance private rear garden with a south westerly facing aspect.

Offered for sale with no upward chain, and providing ready to walk into accommodation, is this attractive detached home.

The accommodation briefly comprises of a living room with box bay window to the front, while the heart of this home has to be the open plan living dining kitchen overlooking the rear garden. This room has been extended to create a generous living area off the kitchen, with vaulted ceiling and Velux roof windows flooding this room with plenty of natural light. The kitchen area itself is fitted with a range of modern units along with a complementing work surface over and integrated appliances. A separate pantry cupboard provides even further storage. The units and work surfaces of the kitchen are mirrored in the utility room which has space for two appliances and access to the side. Off the utility room is a very useful downstairs WC.

The entrance hallway also provides internal access to the garage.

To the first floor there are four generous bedrooms, two of which have built in wardrobes, while the master bedroom also has the added advantage of a three piece white en-suite shower room. The family bathroom is fitted with a four piece suite which includes a large shower enclosure.



A driveway to the front provides off road parking in front of the garage, which also has an EV charging point to the front. To the rear, as already mentioned, the garden has been professionally landscaped to provide astro turf, a paved patio area, along with raised beds with wooden sleepers. The raised beds are well stocked with an abundance of mature shrubs and plants to offer an array of colour throughout the year. The garden benefits from a south westerly aspect appreciating the sun throughout the day and into the evening, all offering a great degree of privacy.

DIRECTIONS

CW4 8FU - Blackberry Gardens, Goostrey

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

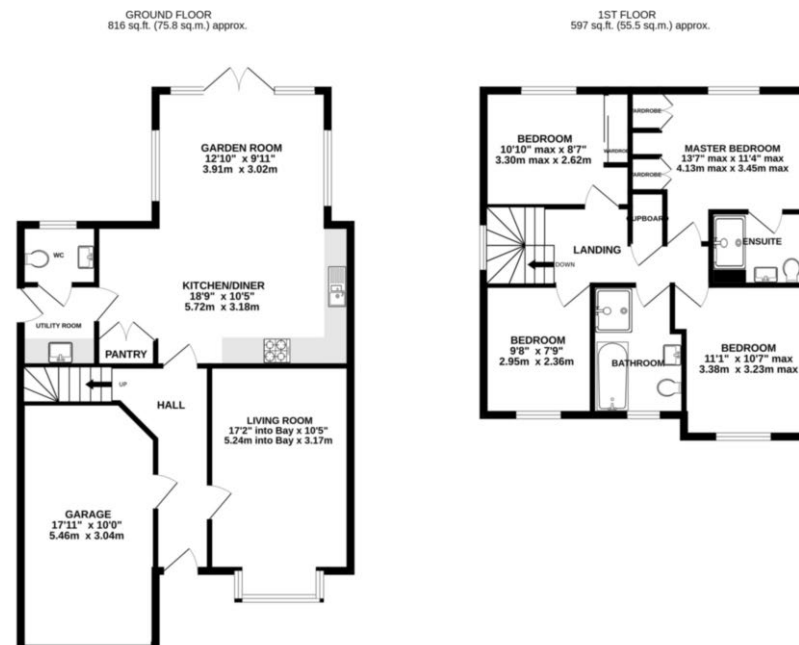
Cheshire West and Chester, Council tax band E

ENERGY PERFORMANCE RATING

EPC Rating B

VIEWING

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1413 sq ft. (131.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix (2025)

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