



**GASCOIGNE
HALMAN**

THE LAURELS, 95 MAIN ROAD, GOOSTREY

THE AREAS LEADING ESTATE AGENT



THE LAURELS, 95 MAIN ROAD, GOOSTREY

650,000

Nestled in the heart of Goostrey, a property full of charm and character throughout, sunny south facing garden, private courtyard, off road parking and detached double garage.

Set in its own private plot with gated entrance this property must be seen to appreciate its character with contemporary twist.

The ground floor which has been enhanced by the current owners comprises of three reception rooms; a light dual aspect sitting room, a bay fronted living room and a generous sized dining room which benefits from french doors leading to the private courtyard. There is also a traditional style kitchen offering integrated appliances and an oil burning AGA, utility room, downstairs WC and an impressive gym and sauna with a well positioned shower.





To the first floor, the character continues offering four well proportioned bedrooms. The main bedroom is flooded with light and includes an en-suite and fitted wardrobes, three further bedrooms and a family four piece bathroom.

The property sits in south facing gardens, offering lawn, well stocked flower beds and a vegetable patch. Private enclosed court yard area with a hot tub and a paved area suitable for a table and chairs. The double garage with electric door, power and water has convenient over head storage.

A Freehold, no chain property, certainly one not to be missed.

DIRECTIONS

CW4 8PD- Main Road, 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

EPC

Rating E

LOCAL AUTHORITY

Cheshire East, band F

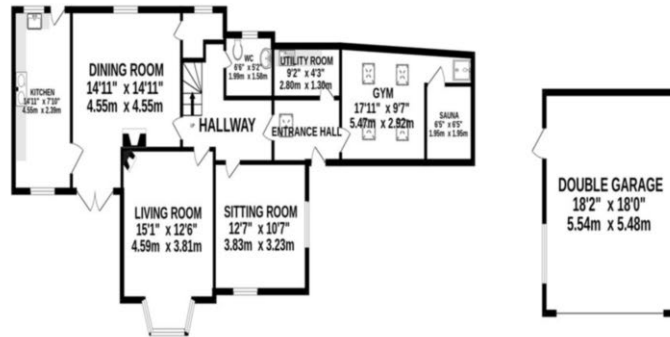
SERVICES

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
1327 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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