







35 Booth Bed Lane

Goostrey, Crewe

Stylish three-bed semi in village centre with extended family kitchen, en-suite, utility, large rear garden, and ample driveway parking. Modern, spacious, and ready to move into.

Council Tax band: D

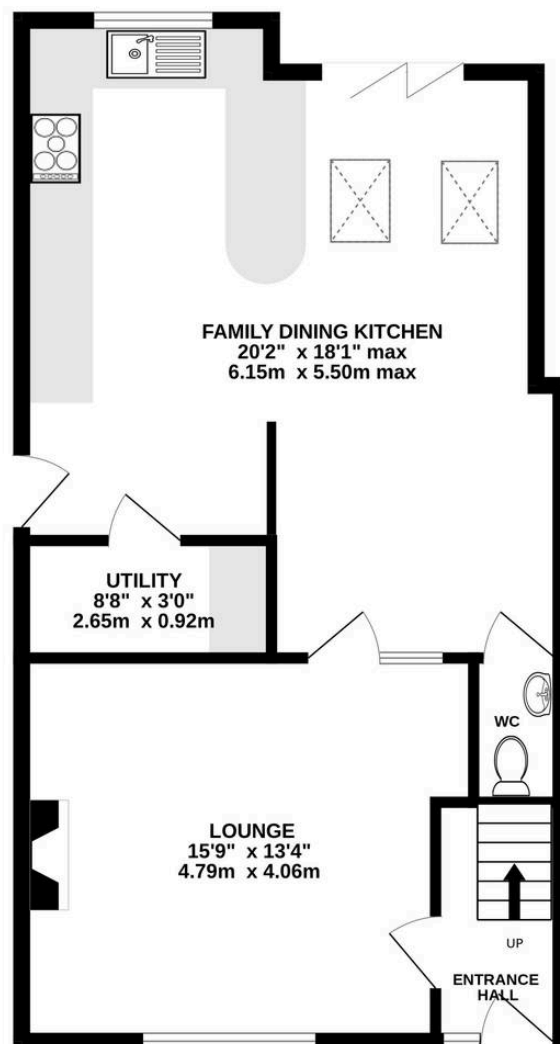
Tenure: Freehold

EPC Energy Efficiency Rating: D

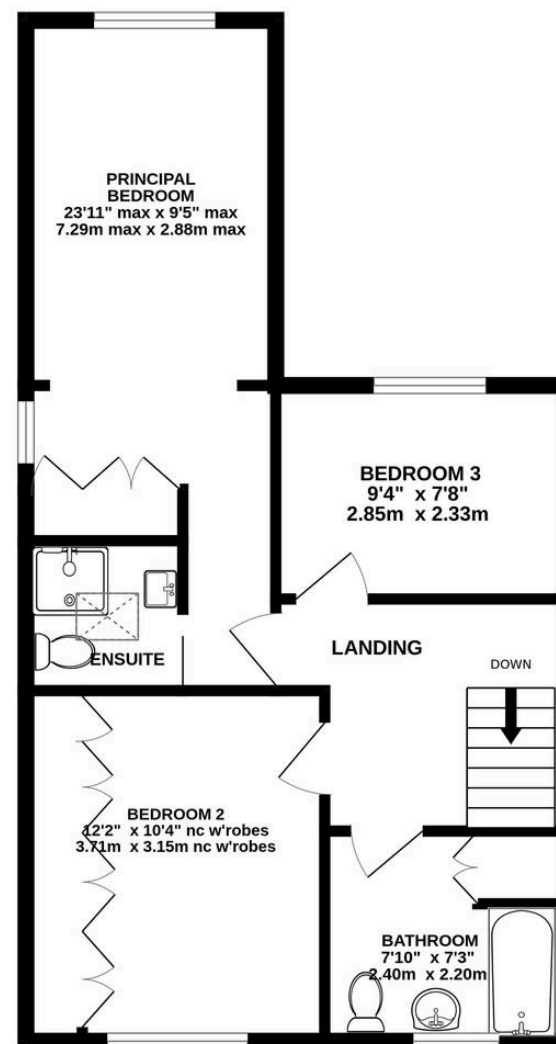
- Beautifully presented semi-detached home, recently upgraded to create a stylish and contemporary family home ready to move straight into.
- Impressive extended family dining kitchen, providing a generous open-plan space ideal for modern family living and entertaining.
- Generous lounge with excellent proportions, providing a comfortable and versatile reception space overlooking the front of the property.
- Three well-proportioned bedrooms, including an excellent principal bedroom with the added benefit of a private en-suite shower room.
- Useful utility room and downstairs WC, providing practical additional facilities for busy modern family life.
- Plentiful driveway parking to the front, offering excellent off-road parking for multiple vehicles and valuable convenience.
- Brilliantly long rear garden, providing an excellent outdoor space for children, entertaining and enjoying the warmer months.
- Highly convenient village position, situated in the heart of Goostrey and within easy reach of The Trading Post and village amenities.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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