

Goostrey

Southlands Road

IRLAMS of Knutsford

Goostrey, CW4 8JF

Southlands Road

£470,000









The Property

This beautifully presented four-bedroom detached family home has been well maintained over the years by the current owner and now provides light and spacious accommodation over two floors. Particular mention must be made of the lovely living room, with large window to the front allowing floods of natural daylight, separate dining room with sliding doors leading out to the private, well-established rear garden, the well-proportioned bedrooms, as well as the large garage, ideal for additional storage.

The property has benefited from full planning permission for both a double and single-storey extension, which has now lapsed but can be re-instated if desired. Further information can be found using Application Reference Number: 22/3488C via the Cheshire East Planning Portal. Located in a quiet and peaceful cul-de-sac in the heart of Goostrey Village, the property is just a short walk from all local amenities and is ideally positioned for major network links to the Northwest and beyond.

The property is approached via a lovely block-paved driveway, providing more than ample parking and leading to the front entrance, garage and carport, flanked by sweeping lawned gardens. The rear garden is a lovely feature of the property, being generous in proportion with a private aspect. Laid mainly to lawn and is fully enclosed by timber fencing and mature hedging. A flagged patio area, accessed from the rear of the property, provides the ideal opportunity for al fresco dining with family and friends.

Directions

From Knutsford Town centre proceed along Toft Road (A50) for approx. 4 miles which turns into Holmes Chapel Road. Turn left into Booth Bed Lane to its end and turn left into Main Road. Take the left turn into Buckbean Way which leads onto Woodlands Drive. Turn right into Southlands Road where the property will soon be seen on your right.

- Beautifully presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Breakfast kitchen
- Downstairs WC
- Four generous bedrooms
- Family bathroom
- Private, enclosed garden
- Off road parking
- Garage & Car Port
- Potential to extend (subject to relevant permissions)

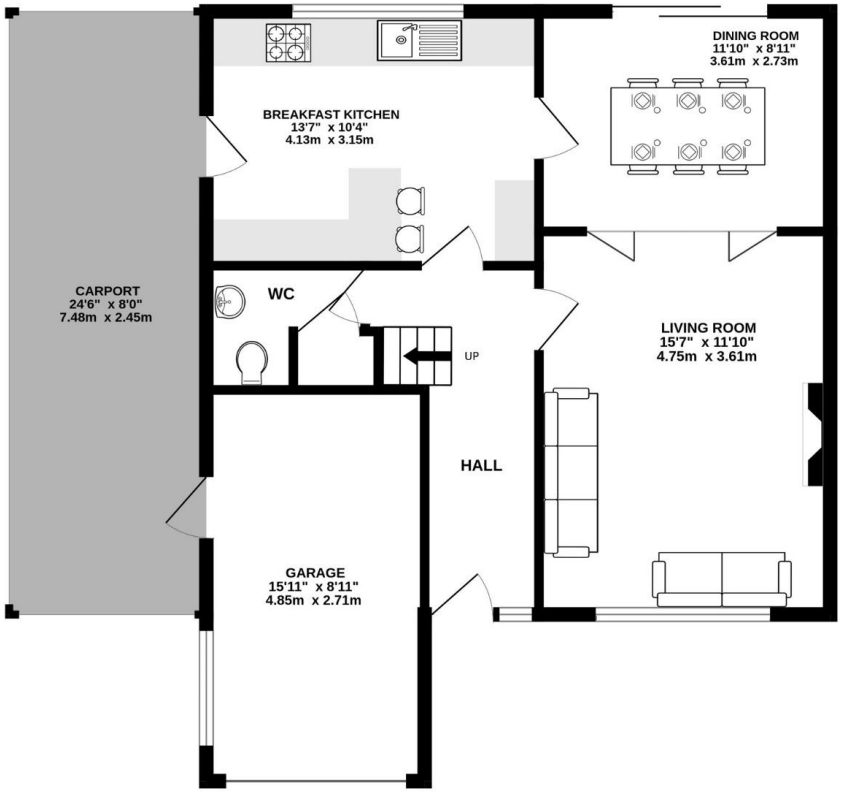
Postcode – CW4 8JF
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E
EPC - D



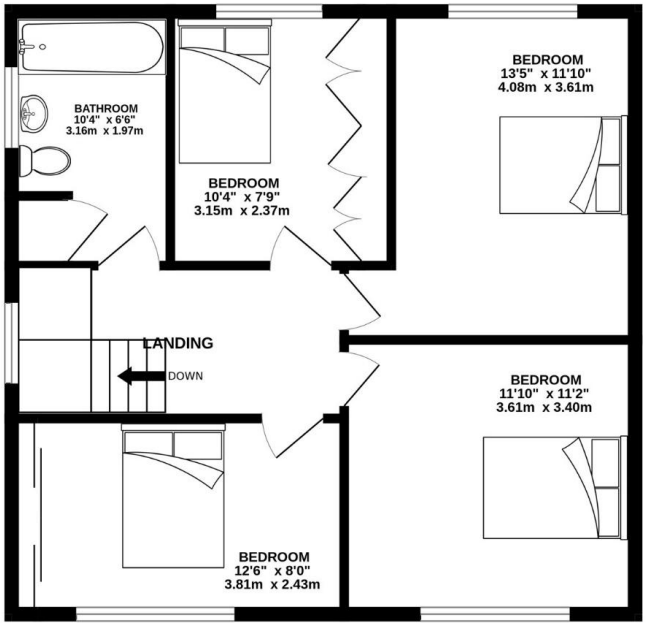




GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

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