



38 Blackberry Gardens, Goostrey, CW4 8FU

£315,000

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THE AREA'S LEADING ESTATE AGENCY

38 Blackberry Gardens

Goostrey

Modern extended two bedroom end terrace in Goostrey village. Two receptions, stylish kitchen, two parking spaces, private garden, corner plot, close to amenities and transport.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Located within a sought after development within the picturesque Cheshire village of Goostrey
- A modern freehold property which has been extended to create a second reception room
- Kitchen with modern units, downstairs WC and two reception rooms - both giving access to the garden, one used as a living room, the other as a dining room
- Two generous bedrooms, the main bedroom with built in wardrobes, modern three piece family bathroom
- Two allocated parking spaces in front of the property
- Being a corner plot giving a concealed bin and shed area to the side, along with a lawned rear garden with paved patio and hedge/fence boundaries



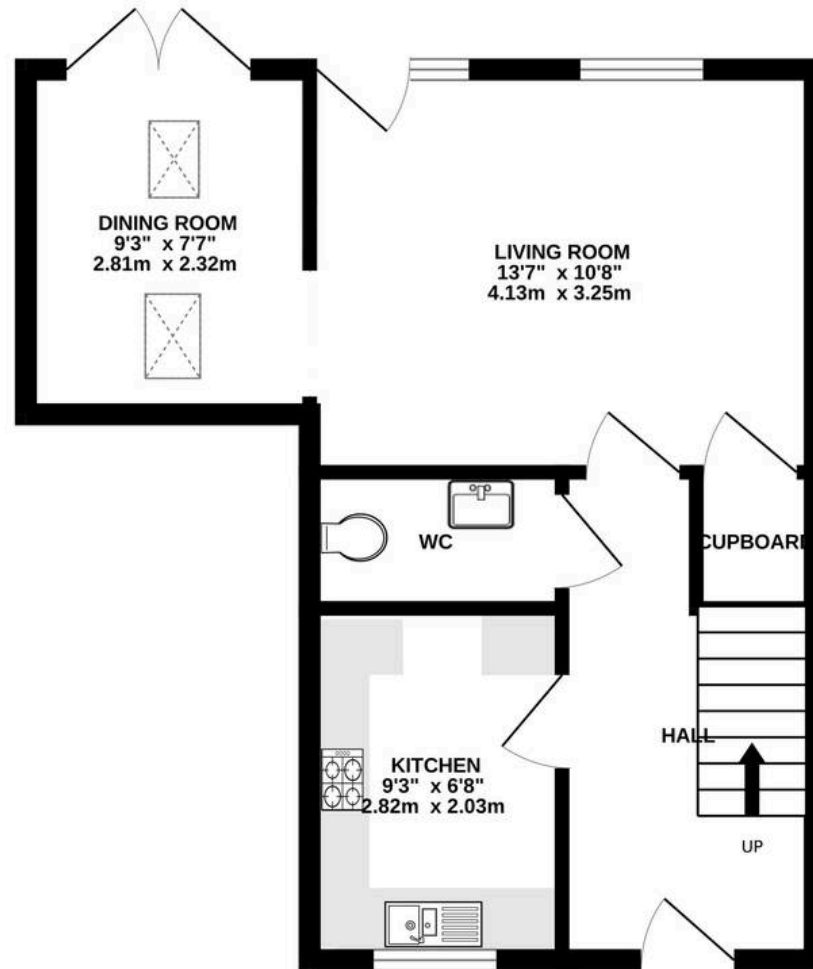
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The property is a modern freehold home that has been thoughtfully extended, providing a second reception room and enhancing the overall living space. The ground floor features a kitchen fitted with modern units and an integrated slimline dishwasher, a convenient downstairs WC, and two versatile reception rooms. Both reception rooms enjoy direct access to the rear garden, with one currently used as a comfortable living room and the other as an inviting dining area. Upstairs, there are two generous bedrooms, including a main bedroom with built-in wardrobes, and a stylish three piece family bathroom. The property benefits from two allocated parking spaces located in front, providing ease and convenience for residents and visitors alike. The corner plot position not only offers additional privacy but also allows for a concealed bin and shed area to the side of the house, a rare and practical feature in this development. The outside space is a particular highlight of this home. The rear garden is mainly laid to lawn, offering a safe and attractive environment for children or pets, and is bordered by mature hedging and fencing for added privacy. A paved patio area provides the perfect spot for outdoor dining, entertaining, or simply relaxing in the fresh air. The side of the property benefits from additional space thanks to its corner plot status, allowing for discreet storage solutions such as a shed and bin area that do not compromise the garden's aesthetics. The front of the property is attractively landscaped and the two allocated parking spaces ensure that parking is always available. Located within walking distance of Goostrey's local amenities, while the primary school, and transport links, are close by making this property ideally positioned for both tranquil village living and convenient access to nearby towns and cities.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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