



## 83B MAIN ROAD GOOSTREY CW4 8JP

AN IMMACULATELY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT IN GOOSTREY

Situated in the heart of the beautiful Cheshire Village. Ready to move into.

With its own private entrance, spacious living room, modern kitchen and bathroom, two bedrooms, Allocated car parking. space.

A rare opportunity to buy a stunning apartment in this idyllic village.

### Location

Situated in the heart of the Cheshire countryside, Goostrey is a charming and highly regarded village combining rural character with excellent connectivity. Known for its welcoming community atmosphere, attractive period properties and scenic surroundings, Goostrey offers a peaceful village lifestyle whilst remaining conveniently placed for the major business centres of the North West. The village benefits from a range of local amenities including shops, pubs, a well-regarded primary school, sports facilities and a popular village hall hosting regular community events. Surrounded by open countryside and close to the Cheshire Plain and Peak District National Park, the area is ideal for walking and outdoor pursuits. Goostrey railway station provides commuter rail links to Manchester and Crewe, with onward connections to London, whilst the M6 motorway and Manchester Airport are both within easy reach, making the village particularly popular with families and professionals alike.

### GROUND FLOOR

#### Private Entrance Hall

Accessed via uPVC door with stairs leading to the first floor apartment.

### FIRST FLOOR

#### Living Room

18'4 x 14'7

Bright and airy living room with vaulted ceiling. TV point. Two double glazed windows with Plantation shutters. Radiator.

#### Modern Fitted Kitchen

11'5 x 5'7

Modern fitted kitchen with a range of base and wall mounted units with work surfaces over incorporating a sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Integrated fridge and freezer with matching cupboard fronts. Wall mounted boiler. Radiator. Tiled floor. Double glazed window.

#### Internal Hallway

With storage cupboard and access to loft.

### Bedroom One

13'0 x 9'7

With space for double bed, drawers and wardrobe. Radiator. Two double glazed windows with Plantation shutters.

### Bedroom Two

9'4 x 6'6 inc wardrobes

Built in wardrobes with mirrored sliding doors. Fitted desk. Radiator. Double glazed window with Plantation shutters.

### Bathroom

Fitted with panelled bath with shower over, push button low level WC with concealed cistern and pedestal wash hand basin with mixer tap. Tiled walls and floor.

### OUTSIDE

#### Allocated Parking Space

The property benefits from an allocated parking space.

### Tenure

We have been informed by the vendor that the property is Leasehold and that the term is from 29 May 2012 to 28 May 3020. The vendor has also advised that the management is £25 per month and the ground rent is £50 per year. We believe the property to be council tax band A. We would advise any perspective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



GROUND FLOOR

FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Housify 02026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	