

4 Fieldside Close

Goostrey

An attractive 4-bed Cheshire brick family home in sought-after Goostrey village. Modern interiors, garage, and sunny garden in quiet cul-de-sac location. Ideal for comfortable living and entertaining.

Council Tax band: F

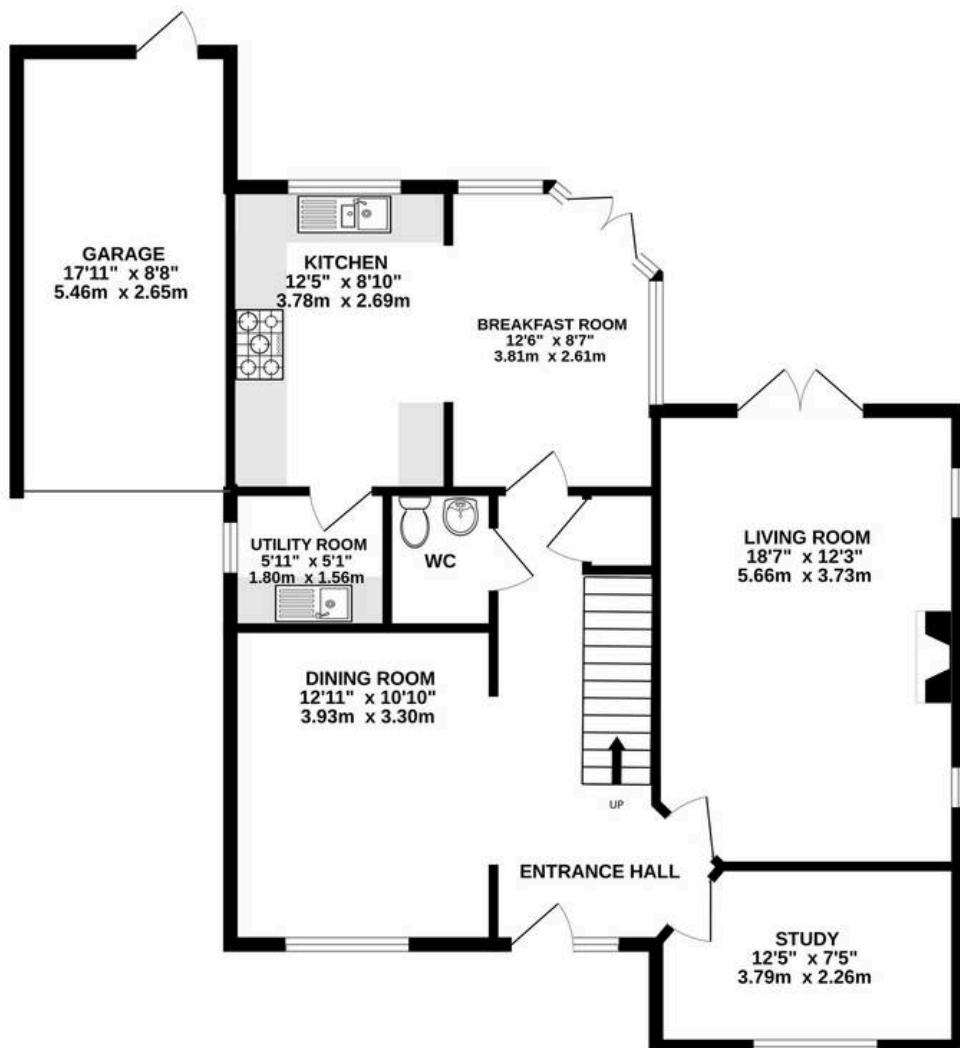
Tenure: Freehold

EPC Energy Efficiency Rating: C

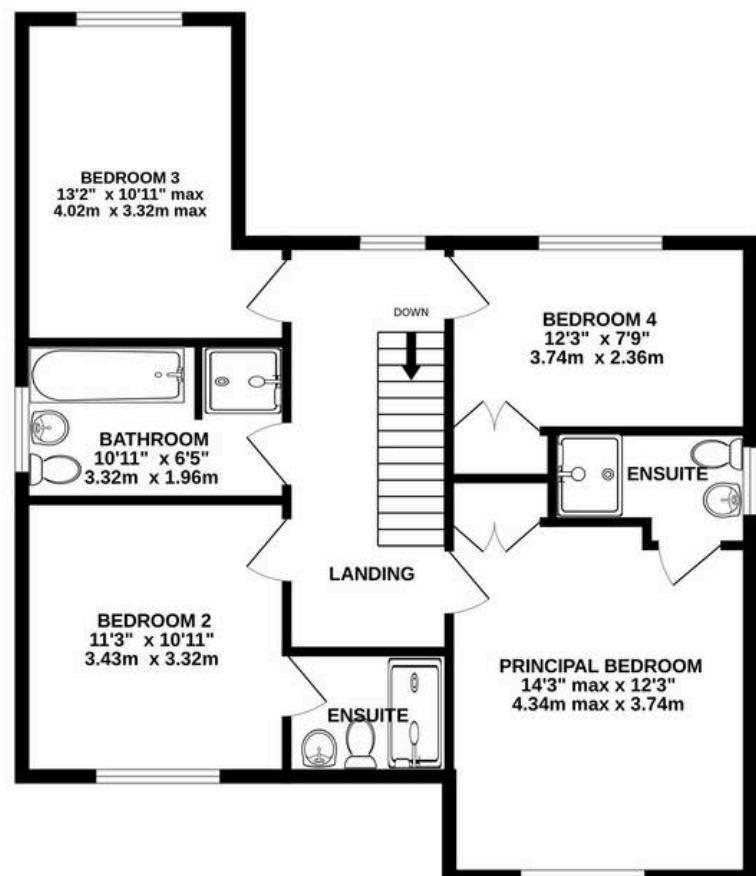
- An attractive Cheshire brick detached family home
- Sought-after enclave of modern homes in the heart of the village
- Four good-sized bedrooms serviced by three bathrooms and a downstairs WC
- Modern kitchen with utility room, open plan with a dining room/conservatory
- Large lounge, dining room and study ensuring a family friendly accommodation
- Driveway parking, garage, EV charging point and wonderful rear garden with a great sunny aspect
- Planning permission for Larger open plan family living/kitchen/diner to the rear



GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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.



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.