



**Detached Bungalow**

**Well Planned Kitchen**

**Private Parking & Garage**

**Impressive Sized Lounge/Dining Room**

**Two Generous Bedrooms**

**Enviably Plot**



## Introduction

A deceptively spacious detached two double bedroom, two reception room bungalow, set on a most enviable plot in a great location, perfect for village life with the centre of Goostrey village being a short flat walk away. The tour starts with a hallway leading to a sizeable dual aspect lounge, with open arch leading to the generous dining room, which boasts French doors opening onto to the fabulous rear patio. The well planned kitchen offers an array of matching units to provide ample storage, along with a range of integrated appliances. The inner hallway leads to both substantial double bedrooms, each offering a range of built in bedroom furniture to deliver storage in abundance. The five piece bathroom suite services both bedrooms. Whilst a separate WC/cloakroom is located off the main entrance hallway it is ideal for guests/visitors to use. Externally: The bungalow delivers a private driveway which in turn leads to the attached garage. The front garden is mainly laid to lawn with low level boundary wall and gated access to the rear aspect. The fabulous sized rear garden is perfect for the keen gardener with a substantial lawn area, ornamental pond and fenced boundaries, The fabulous sized slate raised patio delivers the perfect place to sit and enjoy the garden, just perfect for the summer months.

This fabulous bungalow is offered For Sale with no seller chain involved.

EPC Rating E

Council Tax Band E - Cheshire East

Tenure – Freehold with a Rent Charge

## ACCOMMODATION

### Entrance Hallway

The good size hallway gives access to the lounge and cloakroom/WC. Completed with windows to both side aspects and wood panelled walls.

### Cloakroom/WC

A generous room with a matching two piece suite to comprise: Low level WC and pedestal hand wash basin. Plentiful space for coats and shoes. Completed with two cupboards, one home to the oil fired central heating boiler, the other a good sized airing cupboard and home to the hot water tank.

### Lounge 25' 4" x 11' 9" (7.72m x 3.58m)

A most impressive sized bright, airy lounge, enjoying a dual aspect with bay window to front aspect and window to side. A brick chimney breast with TV plinth sits to one wall. The lounge sits open plan to the dining area and gives access to both the inner hall and kitchen.

### Dining Room

11' 4" x 14' 3" (3.45m x 4.34m)

Again a fabulous size dining area, this versatile area enjoys a dual aspect with window to front and double French style doors opening to the raised patio.

### Kitchen

9' 3" x 13' 11" (2.82m x 4.24m)

Delivering a comprehensive range of matching wall, drawer and base units to provide plentiful storage. Contrasting work surface flows round to incorporate a generous breakfast bar area all delivering ample preparation space. Integrated appliances include: Mid level double oven with grill, four ring electric hob with extractor over, along with larder style fridge freezer and integrated dishwasher. Space available for a free standing washing machine. The kitchen is completed with inset single drainer sink unit, complimentary splash back tiling and a door to the side aspect.

### Inner Hallway

Access from the lounge and keeping the sleeping quarters private is the inner hall, giving access to both double bedrooms and bathroom.

### Bathroom

A larger than average L-shaped bathroom delivering a matching five piece suite to comprise: Tiled paneled bath, low level WC, bidet, vanity unit home to the hand wash basin and corner step in shower unit. Completed with complimentary tiled walls.

### Master Bedroom

17' 9" x 9' 11" (5.41m x 3.02m)

A superb sized master bedroom, offering a range of matching fitted bedroom furniture, with twin double wardrobes and several drawer sets. Enjoying a dual aspect with a window to one side and sliding patio doors to the rear garden.

### Bedroom Two

12' 10" x 9' 11" (3.91m x 3.02m)

The second double bedroom is located to the rear aspect offering a range of built in bedroom furniture, with a bank of mirror fronted wardrobes to one wall and further fitted furniture around the bed recess.





## Externally

### Front Aspect

The front garden is mainly laid to lawn with a private driveway to one side, which leads to the attached single garage.

### Garage

17' 0" x 7' 11" (5.18m x 2.41m)

Up and over main entry door, with further door to the side aspect. Home to the Oil tank.

### Rear Garden

A generous rear garden offering a high degree of privacy. The slate covered raised patio area provides an ideal place to sit and enjoy the garden. The garden is mainly laid to lawn for ease of maintenance with an ornamental pond to one side.



## Location

Goostrey village is set between Holmes Chapel and Knutsford town. Surrounded by some of Cheshire's finest countryside, giving you a lovely semi-rural feel. Strong community links support local clubs and societies along with the Goostrey Rose Festival. The village caters for every day amenities with a post office, newsagent, mini market, off-licence, chemist and coffee shop. Two public houses offer good snacks and evening meals. Goostrey primary school produces excellent results year on year. Higher education is available at the outstanding Holmes Chapel comprehensive school. The railway station lies on the outskirts of the village and with a regular time table to Manchester Piccadilly and main line Crewe. For the commuter access to the nearby Northwest motorway network is easily available at Holmes Chapel, junction 18 and Knutsford junction 19 of the M6 motorway. Manchester International Airport is also within easy reach.

## Tenure

We have been informed the property is Freehold with a Rent Charge of £20.00 PA

Correct at the time of listing and subject to change.

We recommend you check these details with your Solicitor/Conveyancer.



## Directions

From our office 16 The Square, Holmes Chapel CW4 7AB. Travel north to the mini roundabouts, proceed straight ahead in the direction of Knutsford. (A50) Knutsford Road. Take the second right turning into Goostrey Lane. Proceed along Goostrey lane, continue along Main Road and through the village centre, turn left into Buckbean Way, where the bungalow can be found on the left hand side. (Post code CW4 8JJ for Sat Nav users)  
Viewing Strictly by Appointment



Floor Plan



All Measurements are approximate. Not to scale. Created for illustrated purposes only. Created on PlanUp 2016 for Latham Estates Sales & Lettings  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.