



Spacious Linked-Detached Bungalow

Substantial Garden Room

Two Ground Floor Double Bedrooms

Bright Generous Lounge

Extended Modern Breakfast Kitchen

Three Piece Family Bathroom



Introduction

Located on the ever-popular Meadow Avenue development in the beautiful Cheshire village of Goostrey, this deceptively spacious two-bedroom linked-detached bungalow occupies an enviable plot. The property has been thoughtfully extended to create a superb balance of open-plan living and versatile spaces, ideal for both relaxing and entertaining. The welcoming entrance hallway is bright, airy, and leads naturally to each of the ground floor rooms, with a staircase ascending to the generous loft room above. To the rear, the spacious lounge opens through to a delightful garden room, creating a flowing living area filled with natural light. A feature fireplace provides a charming focal point, while the garden room offers an idyllic setting for dining, reading, or simply enjoying the garden views. The stylish dining kitchen is exceptionally well-planned, fitted with an attractive range of light grey Shaker-style units complemented by sleek work surfaces and a breakfast bar for casual dining. The adjoining dining area enjoys a pleasant outlook over the rear garden, with a picture window allowing light to flood in and enhance the sense of space. Both double bedrooms are well-proportioned and positioned to the front aspect, serviced by a three-piece bathroom. The ground floor also benefits from a utility area, providing additional storage and practicality. A turn-flight staircase rises to the loft room, offering valuable additional storage. Externally: The property is set back from the road behind a low-level boundary wall with a private driveway providing ample off-road parking and leading to the attached garage and main entrance. The rear garden is a true highlight, thoughtfully planted with established flower beds, a generous paved patio and a central lawn. It offers a perfect blend of colour, privacy, and space for outdoor entertaining or quiet relaxation, an inviting sanctuary for both keen gardeners and families alike.

Offered for sale with No Seller Chain Involved

EPC Rating - D

Council Tax Band – E - Cheshire East

Tenure - Freehold

ACCOMMODATION

Entrance Hallway

The bright, welcoming entrance hall offers access to the principal ground floor rooms, with a turn-flight staircase ascending to the spacious loft room.

Lounge 15' 10" x 11' 10" (4.82m x 3.60m)

Located to the rear of the home, the substantial lounge features a traditional fireplace with coordinating inset and hearth, complete with a coal effect living flame gas fire, giving the room a main focal point. A double opening leads through to the inviting garden room beyond.

Garden Room 7' 5" x 19' 11" (2.26m x 6.07m)

A highly versatile reception room featuring double French doors and windows overlooking the rear garden, ideal for use as a formal dining room, second sitting room, or home office.

Open Plan Dining Kitchen 15' 10" x 10' 9" (4.82m x 3.27m)

A stylish and well designed kitchen featuring a range of matching light grey Shaker-style wall, drawer, and base units, offering an abundance of storage. Contrasting granite work surfaces flow seamlessly to incorporate a breakfast bar area, perfect for casual dining or morning coffee. All sitting open plan to the breakfast area.

Breakfast Area 6' 6" x 10' 6" (1.98m x 3.20m)

Bright, open space set in an open-plan layout with the main kitchen area, featuring a large picture window overlooking the rear garden that floods the room with natural light, the perfect spot for breakfast.

Utility Area 7' 3" x 6' 7" (2.21m x 2.01m)

Located off the kitchen, the utility area features doors to both the front and rear aspects and houses the gas central heating boiler.

Bedroom One 10' 6" x 11' 10" (3.20m x 3.60m)

Located to the front aspect, the master bedroom features a charming bay window that floods the room with natural light. It is fitted with a range of double wardrobes providing ample hanging and shelving space, complemented by a central matching dressing table area.

Bedroom Two 10' 8" x 9' 0" (3.25m x 2.74m)

The second double bedroom is also positioned to the front aspect, featuring a bow window that allows natural light to flood the room.

Bathroom 7' 4" x 7' 9" (2.23m x 2.36m)

Currently fitted with a three-piece suite comprising a panelled bath, pedestal hand wash basin, and low-level WC. While the room would benefit from some modernisation, it offers an excellent opportunity to create a bathroom to your own taste. The space is completed with a built-in storage cupboard.

Loft Space

33' 7" x 10' 7" Restricted Head Room (10.23m x 3.22m)

Accessed via a turning staircase from the hallway, the loft room currently serves as an ideal storage area. Subject to the necessary planning permission and building regulations, the space offers potential for conversion into additional bedrooms if desired. Windows to both the front and rear aspects provide natural light, and while the room has limited head height, there are useful cupboards leading to eaves storage.



Externally

Front Aspect

The front of the property has been designed for ease of maintenance, featuring a gravelled garden with a low-level boundary wall. A side driveway provides private off road parking and leads to the attached single garage and main entrance, while gated access is provided on the opposite side.

Rear Garden

The thoughtfully planned rear garden features an extensive paved patio, perfect for relaxing or outdoor dining. A central lawn is bordered by beautifully shaped flower beds, offering an established array of herbaceous plants and shrubs that add colour and interest throughout the seasons. Situated to one corner is the timber summer house, providing a further place to sit and enjoy the garden.

Garage 16' 7" x 9' 7" (5.05m x 2.92m)

Situated to one side, is the linked attached garage with up and over entrance door.



Location

Goostrey village is set between Holmes Chapel and Knutsford, surrounded by some of Cheshire's finest countryside, offering a lovely semi-rural feel. The village has a strong community spirit, supporting various local clubs, societies, and the well-known Goostrey Rose Festival. Everyday amenities include a post office, newsagent, mini market, off-licence, chemist, and a coffee shop. Two public houses provide good snacks and evening meals. Education is well catered for with Goostrey Primary School achieving excellent results year after year, and secondary education is available at Holmes Chapel Comprehensive School. The village railway station lies on the outskirts, offering regular services to Manchester Piccadilly and mainline Crewe. For commuters, the Northwest motorway network is easily accessible via Junction 18 at Holmes Chapel and Junction 19 at Knutsford on the M6. Manchester International Airport is also within easy reach.

Tenure

We have been informed the property is Freehold
Correct at the time of listing.
We recommend you check these details with your
Solicitor/Conveyancer



Directions

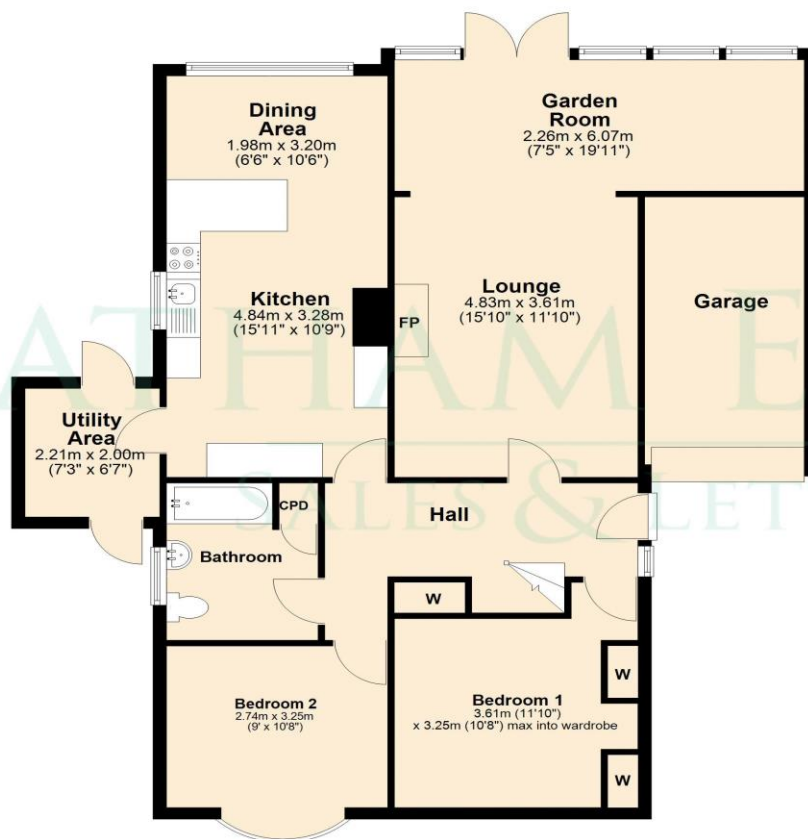
From our office: 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts proceed straight ahead along the A50 Knutsford Road. Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue along entering the 30mph zone then take the second left turn onto Booth Bed Lane. Take the first left turn onto Meadow Avenue turning left at the junction, travel along where the property can be found on the right-hand side.

Sat Nav uses: CW4 8LS

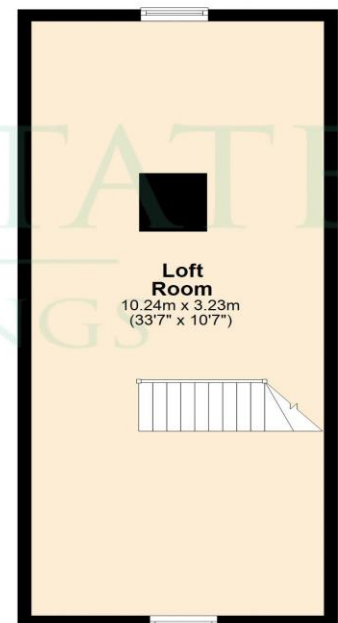
Viewing Strictly by Appointment



Ground Floor



First Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
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.