



**GASCOIGNE
HALMAN**

34 BANK VIEW, GOOSTREY

THE AREAS LEADING ESTATE AGENT

| £300,000

With the most enviable views to the rear, a two double bedroom mews property - living room with dual aspect, kitchen diner and a modern white bathroom. Off road parking to the front.

Located in the picturesque Cheshire village of Goostrey, a charming mid mews property with off road parking to the front, located towards the head of this popular cul-de-sac.

The deceptively spacious accommodation is tastefully presented throughout, off the entrance hallway, the living room has a dual aspect, with a view to the front and over the rear garden, a log burning stove makes a focal point of the room. The kitchen diner has ample space for a dining table, while the kitchen area is fitted with a range of modern units with space for appliances, a door from the kitchen area leads to the rear garden.

To the first floor there are two double bedrooms, both with a built in cupboard for storage, along with a white three piece bathroom.

With a gravel driveway to the front providing ample off road parking, the side ginnel opens to the rear garden with paved patio, elevated patio, lawned garden with hedgerow boundaries along with views over Cheshire farmland. A range of brick out buildings provide garden storage which could be adapted to create a utility room if required.

DIRECTIONS

CW4 8PB - Bank View, Goostrey

HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignealman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

LOCATION

Goostrey is a much sought after semi-rural village situated between the towns of Knutsford and Holmes Chapel, surrounded by delightful open countryside. With many facilities either in Goostrey itself or in Knutsford and Holmes Chapel including excellent schools, train station and easy access to the M6 motorway. There are lovely country walks to be had on the property's doorstep and local beauty spots, in particular Shakeley Mere and in Knutsford Tatton Park. Leisure centres in the nearby towns cater for most sporting requirements and there are also a number of private sporting clubs including numerous notable golf courses within easy reach.

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East, council tax band C

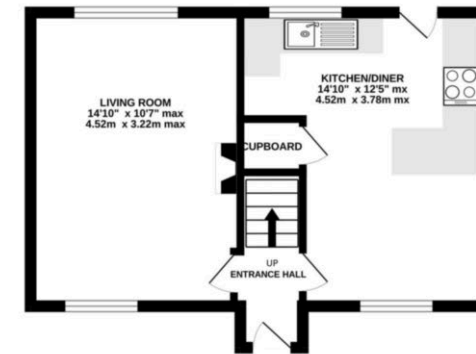
VIEWING

Viewing strictly by appointment through the Agents.

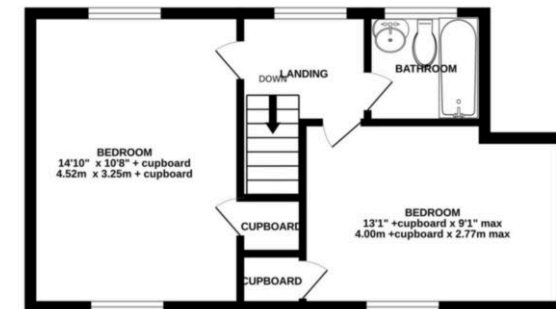
ENERGY PERFORMANCE RATING

EPC Rating: C

GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.