



**GASCOIGNE  
HALMAN**

6 WOODLANDS DRIVE, GOOSTREY

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THE AREAS LEADING ESTATE AGENT



## 6 WOODLANDS DRIVE, GOOSTREY

**£500,000**

Immaculately presented throughout, a three bedroom detached bungalow in the heart of Goostrey, with a shower room, two reception rooms, large conservatory, double garage and delightful gardens.

Woodlands Drive is a sought after location in the centre of Goostrey, being within just a short walk to the local convenience store.

This particular property is immaculate throughout and has been well maintained by the current owner.

Off the hallway with tiled flooring, a folding door opens to the cloakroom/WC, the hallway then leads onto the dining room which is next to the modern kitchen, which has access to the side. The living room is in excess of 26 ft in length, with French doors opening to the large conservatory which overlooks the garden.



The three bedrooms are located to the rear, bedrooms one and two both have fitted wardrobes while the bathroom is fitted with a three piece modern suite.

The block paving to the front provides ample off road parking in front of the garage (which has electric door and internal access from the conservatory) while the rear garden is a delight with a range of mature shrubs offering a great degree of privacy

### **DIRECTIONS**

CW4 8JH - Woodlands Drive, Goostrey

### **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

### **LOCAL AUTHORITY**

Cheshire East, Band E

### **ENERGY PERFORMANCE RATING**

E

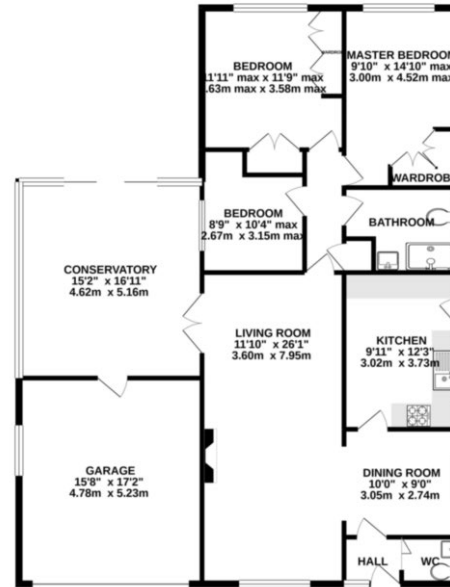
### **SERVICES (NOT TESTED)**

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

### **VIEWING**

Viewing strictly by appointment through the Agents.

GROUND FLOOR  
1532 sq.ft. (142.3 sq.m.) approx.



TOTAL FLOOR AREA: 1532 sq.ft. (142.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The accuracy, appropriateness or otherwise of these plans have not been verified and no guarantee is given in relation to the accuracy of the floorplan.  
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