



**GASCOIGNE
HALMAN**

21 WOODLANDS DRIVE, WOODLANDS DRIVE,
GOOSTREY

THE AREAS LEADING ESTATE AGENT

| £400,000

Located in the picturesque Cheshire village of Goostrey, a three bedroom detached bungalow with double garage, parking and two reception rooms.

Although needing updating in parts, this detached bungalow is available for sale with no onward chain.

Woodlands Drive is a popular location in Goostrey, being just a short walk to the few central shops, and around a 15-20 minute walk to the train station which is on the main Crewe to Manchester train line.

A true bungalow with a separate wc off the hallway, one door leads to the large living room which is over 25 ft in length, off which, an archway opens to the dining room which in turn leads to the kitchen. Off the living room is a conservatory giving internal access to the garage.

To the rear of the property there are three bedrooms, two of which overlook the rear garden, while the bathroom is fitted with a three piece suite.

A block paved driveway to the front provides off road parking, access continues to the rear with fence boundaries, while the remainder is mainly laid to lawn.

We are advised the property is freehold with no upward chain

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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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 E

ENERGY PERFORMANCE RATING

EPC Rating D

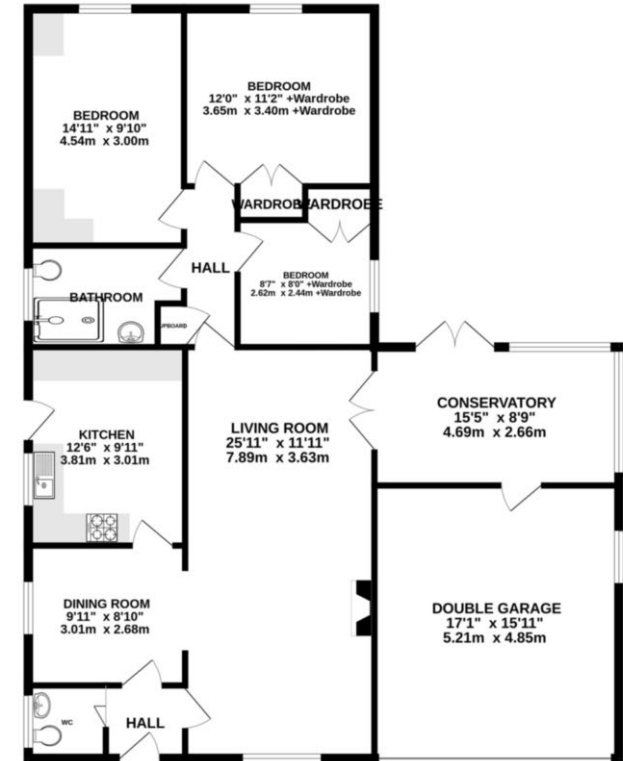
VIEWING

Viewing strictly by appointment through the Agents.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

LIVING ROOM

GROUND FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (132.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**GASCOIGNE
HALMAN**

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