



**GASCOIGNE  
HALMAN**

25 WOODLANDS DRIVE, GOOSTREY

THE AREAS LEADING ESTATE AGENT

| £400,000

A spacious detached bungalow on the highly regarded Woodlands Drive in the picturesque Cheshire village of Goostrey.

Goostrey Village is just a short walk away with its few shops, while the train station is about 20 minute walk.

This lovely freehold detached bungalow offers bright and airy accommodation throughout with neutral decor, offering ready to walk into accommodation yet with the ability for a buyer to put their own stamp on their home.

Currently off the entrance hall is a very useful WC and cloaks cupboard. The lounge diner is a large through room with doors opening to the Conservatory which overlooks the garden to the side. The kitchen leads onto a side porch and provides internal access to the garage. The bedrooms are all located to the rear, the three bedrooms each have built in wardrobes, while the bathroom is fitted with a three piece suite.

A driveway to the front provides off road parking in front of the garage. The lawns wrap around this home to the front, side and rear, which are all mainly laid to lawn with a mix of fence and hedge boundaries.

A freehold property offered for sale with no upward chain for a buyer wanting to be in the centre of this beautiful village.

#### 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.

#### VIEWING

Viewing strictly by appointment through the Agents.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

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

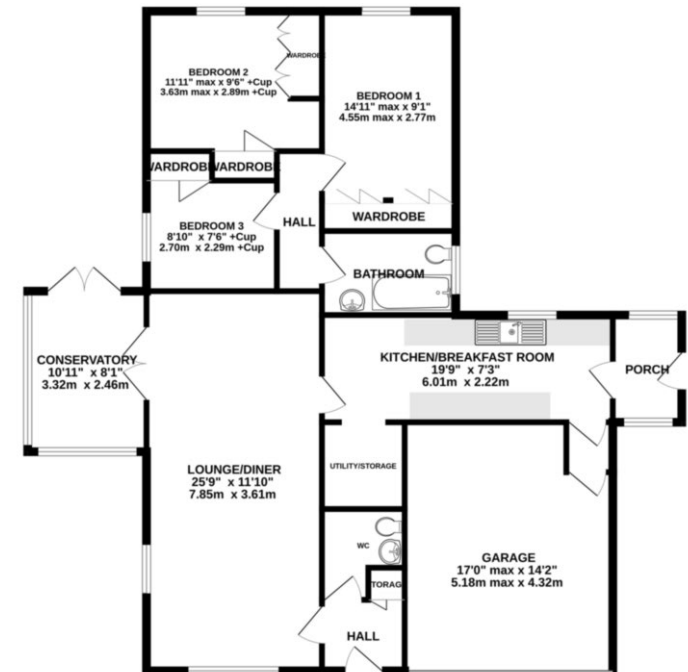
#### LOCAL AUTHORITY

Cheshire East Council tax band D

#### ENERGY PERFORMANCE RATING

EPC rating D

GROUND FLOOR  
1318 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustration purposes only.  
Made with Hectag 12/2023

#### HOLMES CHAPEL OFFICE

01477 417000

holmeschapel@gascoignehalman.co.uk

14 The Square, Holmes Chapel, CW4 7AB

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