



**GASCOIGNE  
HALMAN**

20 MILL LANE, GOOSTREY

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THE AREAS LEADING ESTATE AGENT



## 20 MILL LANE, GOOSTREY

**595,000**

Spacious four bedroom detached bungalow on a generous plot in a sought after location in Goostrey.

Set on a substantial plot in one of the areas most desirable locations, this unique detached bungalow offers outstanding space, versatility and enormous potential for further enhancement or extension (subject to planning)

The property features four well proportioned bedrooms, including a private shower room off bedroom one. Two additional bathrooms serve the rest of the home offering comfort and convenience for families or guests.

The large bright open plan living and dining area with its feature brick fire place leads to the sizeable kitchen with ample storage. There's also a separate sitting room and garden room with doors opening up to the private garden, this home truly offers flexible living.

Outside, the bungalow enjoys two distinct garden areas offering privacy and variety. The home also benefits from a garage, carport and ample driveway parking.

With its prime location, generous layout, and huge potential to update or extend, this is a rare opportunity to create your dream home.





## **DIRECTIONS**

CW4 8PN- Mill Lane, 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.

## **ENERGY PERFORMANCE RATING**

EPC Rating E

## **TENURE**

We are advised that the property is freehold.

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.

## **LOCAL AUTHORITY**

Cheshire East, Council tax band F

## **SERVICES**

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

## **VIEWING**

Strictly by appointment through the Agents

GROUND FLOOR  
1612 sq.ft. (149.8 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Available upon request only.  
Viewed on 10/10/2023

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