



**GASCOIGNE
HALMAN**

1 MEADOW AVENUE, GOOSTREY

THE AREAS LEADING ESTATE AGENT

| £435,000

Beautiful 2-bed detached bungalow in Goostrey with spacious living areas, loft rooms, office, utility, garage storage, driveway, and south-facing garden. No chain. Sought-after village location.

DESCRIPTION

Situated in the highly sought after Cheshire village of Goostrey, this beautifully presented two bedroom detached bungalow is offered for sale with no upward chain, making it an ideal opportunity for those seeking a smooth and straightforward move.

The property boasts a spacious living room, tastefully decorated and filled with natural light, featuring doors that open to the rear, creating a seamless flow between the living space and the garden beyond. The generous kitchen diner is well-appointed, providing ample space for both cooking and entertaining, and also benefits from doors leading outside, enhancing the sense of openness and versatility. A practical utility room offers additional storage and laundry facilities, while the ground floor bathroom is modern and well fitted.

Both bedrooms are comfortable doubles, each thoughtfully finished to a high standard, offering flexibility for guests, family or home office use. Part of the original garage has been cleverly adapted to provide an office space, perfect for those who work from home or require a quiet study area, with further garage storage available for convenience.

Upstairs, the property features two useful loft rooms, one of which is complemented by an en-suite shower room, providing valuable additional accommodation that could serve as guest rooms, hobbies spaces or further office facilities. The property also benefits from a driveway, ensuring ample off-road parking, and enjoys a south facing aspect to the rear, allowing for an abundance of natural light throughout the day. This delightful bungalow combines practical living with a stylish finish, all set within a desirable village location renowned for its community spirit and excellent local amenities. With its versatile layout, high quality presentation and sought after position, this home is sure to appeal to a wide range of buyers looking to enjoy the best of village living in the heart of Cheshire.

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DIRECTIONS

CW4 8LR- Meadow Avenue, 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 D

ENERGY PERFORMANCE RATING

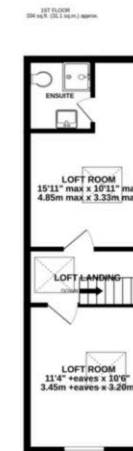
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SERVICES (NOT TESTED)

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.



TOTAL FLOOR AREA - 1263 sq.ft. (117.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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