



8 Willow Lane, Goostrey, CW4 8PP

£565,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



8 Willow Lane

Goostrey

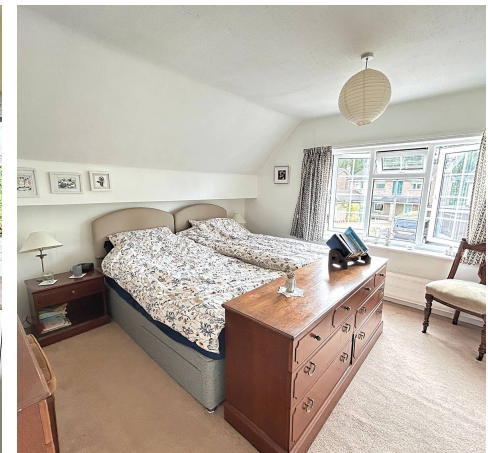
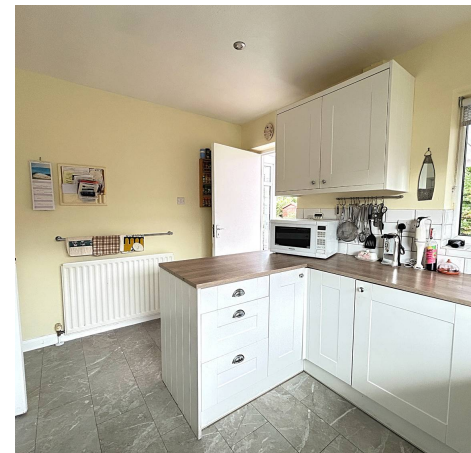
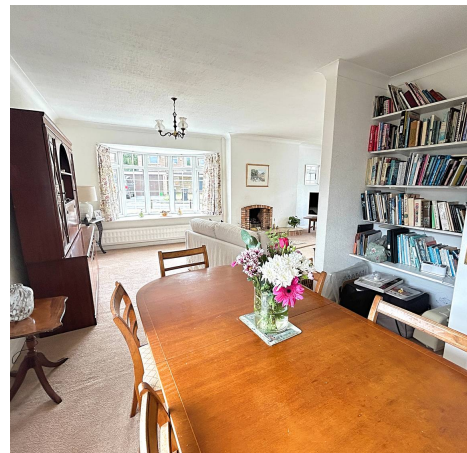
Attractive 3-bed detached dormer bungalow in Goostrey village. Modern kitchen, conservatory, double garage, private garden, flexible living, close to amenities and schools. Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Located on the very popular Willow Lane, within the picturesque Cheshire Village of Goostrey
- A freehold detached residence which offers flexible living accommodation
- Large L Shape lounge diner and a modern kitchen which opens to the conservatory
- Ground floor bedroom, conveniently located next to the downstairs WC (could also make an ideal home office)
- Two double first floor bedrooms both with fitted wardrobes and eaves storage behind that
- Three piece first floor family bathroom
- Driveway to the front providing ample off road parking and double garage
- Most delightful private rear garden with paved patio, mature shrubs and hedging



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This attractive three bedroom detached dormer bungalow is situated on the highly sought-after Willow Lane, nestled in the heart of the picturesque Cheshire village of Goostrey. The property is freehold and offers flexible living accommodation ideally suited to a range of buyers, from families to those seeking single-level living. Upon entering, you are greeted by a spacious hallway and inviting L-shaped lounge diner to the front, perfect for entertaining or relaxing with family. The modern kitchen is well-appointed and opens seamlessly into the conservatory, creating a bright and airy space that overlooks the rear garden. On the ground floor, there is a versatile room positioned conveniently next to the downstairs WC, which could serve as a bedroom/home office. Upstairs, you will find two generous double bedrooms, both featuring fitted wardrobes with additional eaves storage behind, as well as a well-presented three piece family bathroom. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.



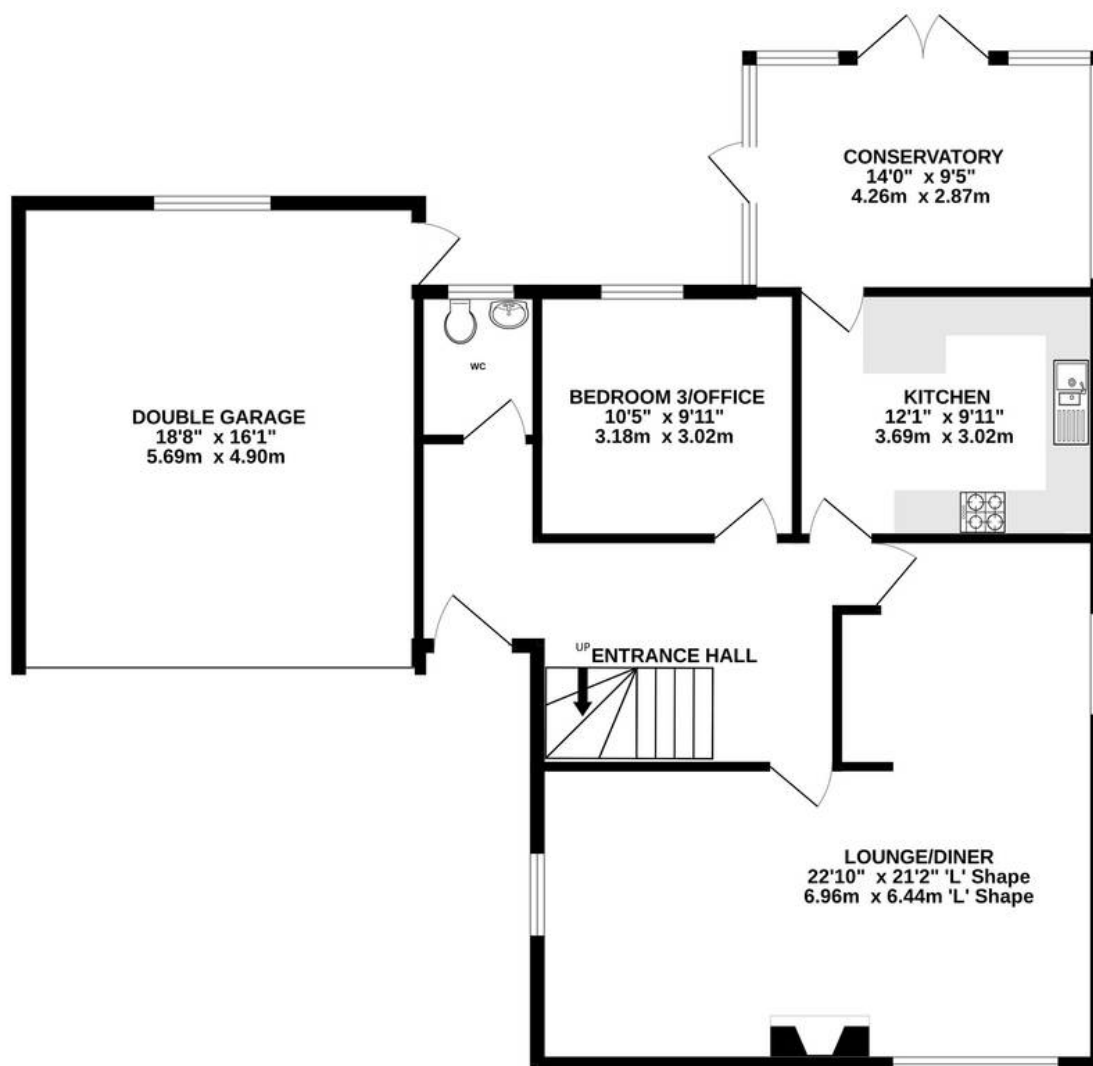
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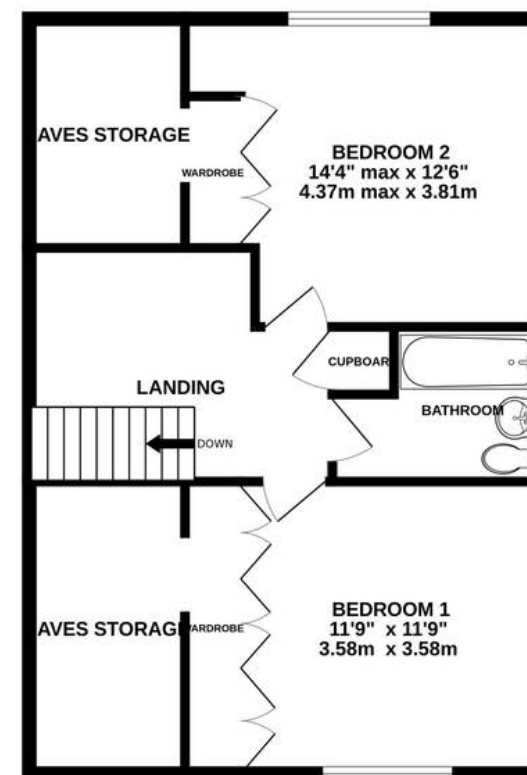
Externally, the property boasts a driveway to the front, providing ample off road parking for multiple vehicles, in addition to a double garage which offers further secure parking or useful storage space. The rear garden is particularly delightful and provides a private and tranquil setting, ideal for outdoor dining or simply enjoying the peaceful surroundings. A paved patio area is perfect for summer barbeques or morning coffee, while the garden itself is bordered by mature shrubs and hedging, offering a high degree of privacy. The carefully maintained lawn provides space for children to play or for keen gardeners to create their own outdoor haven. This charming home is set within a friendly and vibrant village community, with local amenities, reputable schools, and transport links all within easy reach. Willow Lane is renowned for its attractive setting and strong sense of community, making this an exceptional opportunity to acquire a well-proportioned home in a desirable location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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