



20 Forest Avenue, Goostrey, CW4 8LX

£350,000

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**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

20 Forest Avenue

Goostrey

Two-bedroom bungalow with spacious living room, open plan kitchen-diner, built-in wardrobes, walk-in shower, off-road parking, garage, no onward chain. Council Tax band: D

Tenure: Freehold

EPC Rating: E

- Living room with brick fireplace
- Open plan kitchen dining area with doors opening to rear garden
- Convenient utility room
- Built-in wardrobes to bedrooms one and two
- Modern walk-in shower
- Good size garden to the side and rear
- Off-road parking and garage
- No onward chain
- The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



20 Forest Avenue

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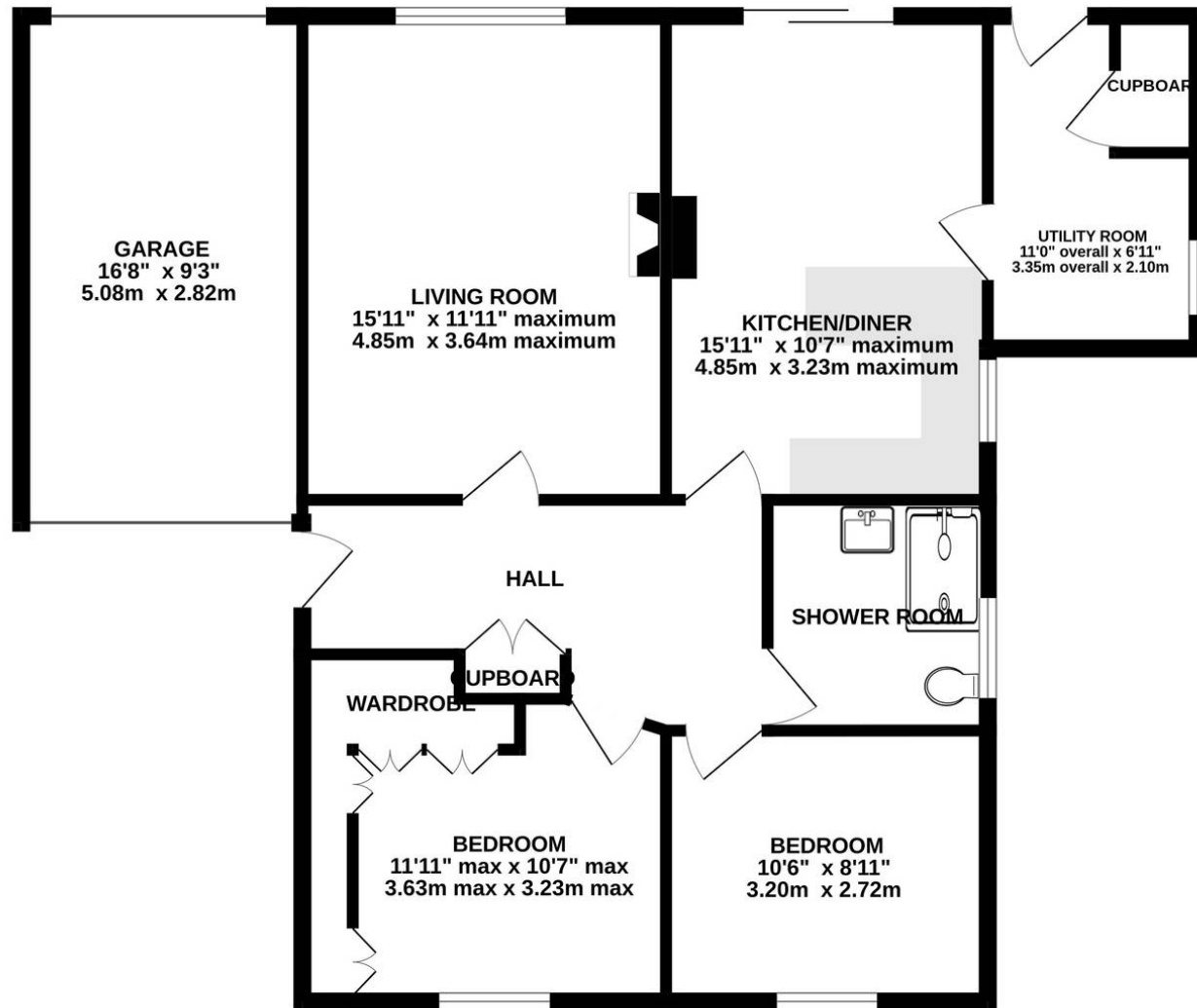
Situated in a peaceful residential area, this two-bedroom bungalow offers a versatile layout ideal for comfortable single-level living. The entrance hall has storage for coats and shoes and leads into a bright living room, featuring a charming brick fireplace that creates a cosy focal point. The open plan kitchen and dining area is thoughtfully designed for both every-day living and entertaining, with double doors opening directly to the rear garden. A convenient utility room provides additional storage and laundry space, while both bedrooms benefit from built-in wardrobes, offering ample storage solutions. The modern shower room features a walk-in shower, ensuring accessibility and ease of use.

The bungalow is set on a generous plot, with spacious gardens to the side and rear which are mainly laid to lawn, bordered by mature shrubs and trees, while a paved patio area is ideal for outdoor seating. Off-road parking is available on the driveway, which leads to a single garage, ideal for storage or workshop use.

This property is offered with no onward chain, making for a straightforward purchase process. Please note that the sale is subject to the grant of probate, so we advise interested parties to contact the branch for updates regarding the anticipated timescales.



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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