

# LATHAM ESTATES

SALES & LETTINGS

Meadow Avenue  
Goostrey

Guide Price £400,000



Beautifully Presented Linked Detached Bungalow    Two Substantial Reception Rooms & Conservatory  
Extended Kitchen & Utility    Two Double Bedrooms

Enviably Generous Plot with Garage and Ample Parking    Loft Space Offering Further Potential (STPP)



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## Introduction

A beautifully presented two double bedroom, two reception room linked detached bungalow, ideally positioned at the head of a quiet cul-de-sac, enjoying an enviable and generous plot.

Located on the ever-popular Meadow Avenue in the highly regarded Cheshire village of Goostrey, this delightful home offers exceptional ready to move into accommodation. The property has been thoughtfully extended to create well balanced and versatile living space, with further potential for development within the substantial loft area, subject to the necessary planning permissions and building regulations.

The accommodation begins with a welcoming entrance hallway, providing access to the majority of the rooms. The spacious lounge offers ample space for all furniture requirements and flows seamlessly into the conservatory, a charming room from which to enjoy views of the exceptional rear garden. The conservatory is heated, allowing for comfortable year-round use. A separate dining room provides an ideal setting for family gatherings and entertaining, featuring double French doors opening directly into the rear garden with an electric awning overing shade from the sunshine.

The kitchen forms part of the extension well planned to feature a comprehensive range of matching units providing excellent storage. Completing the extension is a practical utility area. Both double bedrooms are positioned to the front aspect and benefit from matching bay windows, allowing an abundance of natural light. The main bedroom is further enhanced by a range of smart fitted bedroom furniture. The ground floor is completed with a spacious four-piece bathroom suite.

The loft space has been partly converted and is currently accessed via a pull-down ladder, offering a landing area, a converted room and a separate loft storage room.

Externally, the bungalow occupies a particularly attractive plot, set back from the road with a large paved private driveway providing ample off-road parking and access to the attached single garage. The front garden is mainly laid to lawn with well-stocked herbaceous flower beds, while a paved pathway leads to a courtyard area and onward access to the rear garden. The rear garden is ideal for both keen gardeners and growing families, featuring a central lawn surrounded by established and well-stocked borders, leading through to a timber garden store and a further garden area beyond.

This delightful bungalow is offered for sale with No Sell

Awaiting EPC

Council Tax Band - D - Cheshire East

Tenure - Freehold

## ACCOMMODATION

### Entrance Vestibule

Starting the tour and giving access to the main hallway.

### Hallway

The spacious hallway provides access to the majority of rooms and is complemented by useful double storage cupboards.

### Lounge 15' 10" x 11' 9" (4.82m x 3.58m)

A generous, warm and inviting lounge, featuring a central fireplace creating an attractive focal point, completed with patio doors opening into the conservatory.

### Conservatory 9' 8" x 10' 10" Maximum (2.94m x 3.30m)

A lovely room, heated for year-round use, enjoying views over the rear garden with French doors opening onto the paved patio.

### Dining Room 15' 10" x 10' 9" (4.82m x 3.27m)

A versatile and substantial reception room filled with natural light, featuring double French-style doors opening onto the rear garden and a connecting door through to the kitchen.

### Kitchen 11' 5" x 8' 11" (3.48m x 2.72m)

The well planned kitchen features a comprehensive range of matching wall, drawer and base units providing ample storage, complemented by contrasting work surfaces that flow around to create generous preparation space with coordinating splashback tiling. A four-ring gas hob sits beneath an extractor fan, with a built-in mid level double oven. There is space for additional appliances. Completed with a window overlooking the courtyard area and an archway leading through to the utility room.

### Utility Room 4' 0" x 7' 11" (1.22m x 2.41m)

A most useful addition to the bungalow, providing space for white goods and housing the Worcester gas central heating boiler. Completed with door giving access to the rear garden.

### Master Bedroom 10' 11" x 11' 9" (3.32m x 3.58m)

Located to the front aspect, the master bedroom is a well designed space featuring a range of fitted wardrobes that provide ample storage, complimented by a bay window allowing natural light to fill the room.

### Bedroom Two 8' 11" x 10' 9" (2.72m x 3.27m)

The second double bedroom is also located at the front of the property, featuring a matching bay window that allows plenty of natural light. A fitted wardrobe and matching drawers provide ample storage.

### Bathroom 7' 10" x 7' 4" (2.39m x 2.23m)

The generously sized bathroom features a matching four-piece suite, including a panel bath with Victorian-style mixer tapware, pedestal hand wash basin, low level WC, and a corner glass shower cubicle with an electric shower. The room is finished with complementary tiling and a heated vertical towel rail.

### Loft Space

The loft is currently accessed via a pulldown ladder and comprises three areas: a landing with skylight, a converted room with window, and a useful loft storage space. The loft offers potential for further development, subject to planning permission and building regulations.



### Externally

The bungalow occupies a highly desirable plot, set back from the road, with an extensive paved driveway leading to the garage. The front garden is mainly laid to lawn with a variety of herbaceous plants and shrubs, and a pathway leads to a side courtyard and the rear garden. The rear garden provides an ideal space for keen gardeners and growing families alike, featuring a central lawn surrounded by thoughtfully planted, well stocked flowerbeds. An archway leads to a secluded garden area, which includes a timber garden store and additional garden space

### Garage 15' 6" x 9' 8" (4.72m x 2.94m)

The garage features an electric roller main entrance door, with an additional window and door providing access to the rear garden. The space is completed with lighting and power points.



### Location

Goostrey is a charming Cheshire village set between Holmes Chapel and Knutsford, surrounded by some of the county's finest countryside and offering a lovely semi-rural feel. The village enjoys a strong sense of community, with a range of local clubs, societies and events, including the much-loved Goostrey Rose Festival. Everyday amenities are well catered for, with a post office, newsagent, mini-market, off-licence, chemist and a welcoming coffee shop. The village also benefits from two public houses, both serving good food throughout the day and evening. Goostrey Primary School is highly regarded, achieving excellent results year after year, while secondary education is available at Holmes Chapel Comprehensive School. The village railway station, located on the outskirts, provides regular services to Manchester Piccadilly and Crewe, making commuting straightforward. The North West motorway network is also easily accessible via Junction 18 at Holmes Chapel and Junction 19 at Knutsford on the M6. Manchester International Airport is within comfortable reach, adding further convenience for travel.

### Tenure

We have been informed the property is Freehold Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer





## Directions

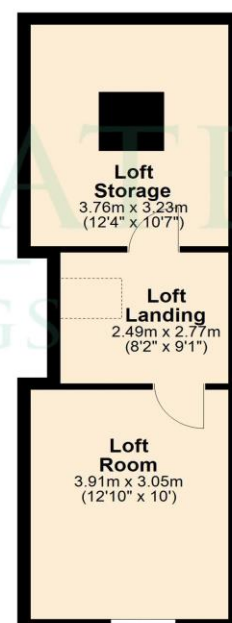
From our office: 16 The Square, Holmes Chapel, CW4 7AB, travel to the mini roundabouts proceed straight ahead along the A50 Knutsford Road. Upon entering Cranage, take the second right turning onto Goostrey Lane, sign posted Goostrey. Continue along entering the 30mph zone then take the second left turn onto Booth Bed Lane. Take the first left turn onto Meadow Avenue turning left at the junction, where the property can be found on the left-hand side, easily identified by our Latham Estates For Sale Board. Sat Nav uses: CW4 8LS  
Viewing Strictly by Appointment



Floor Plan



Loft Rooms



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.  
Plan produced using PlanUp.

**IMPORTANT NOTE TO PURCHASERS:** Please Note: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas are approximate as have been taken as a guide or supplied by the vendor and therefore cannot be used to form any part of a contract and/or as fact. Fixtures, fittings and other items are **NOT** included unless specified in these details. Please note that any services, heating systems or appliances have **NOT** been tested and no warranty can be given as to their working order.

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.