



Goostrey
Manor Avenue

Goostrey, CW4 8JA

Manor Avenue

£575,000



The Property

This deceptively spacious, four-bedroom detached family home has been well maintained and extended over the years and offers a fantastic opportunity to further improve and remodel due to the size and nature of the plot, subject to the necessary permissions. Particular mention has to be made of the dual-aspect living room with feature fire, which leads through to the lovely garden room space, the separate dining room perfect for entertaining, the bedroom proportions to the first floor, as well as the extensive, private, southerly facing gardens. Located on a quiet road of only two homes, the property is approached via a double-width paved driveway leading to the integral garage and front entrance, flanked by mature hedging. The rear gardens are a lovely feature of the property, being generous in size and enjoying a private aspect. Laid mainly to lawn, with a range of well-stocked borders surrounding, fully enclosed by established hedging and trees.

A raised decked area and large flagged patio to the rear sweep around the property, providing an ideal space for alfresco dining and enjoying the lovely surroundings.

Directions

From Knutsford Town Centre proceed along Toft Road (A50) which turns into Holmes Chapel Road for approx 2.5 miles. At The Whipping Stocks public house turn left into Stocks Lane. Take the right turn into Grotto Lane and right again into Blackden Lane to its end. Turn right into Main Road and right into Manor Avenue.

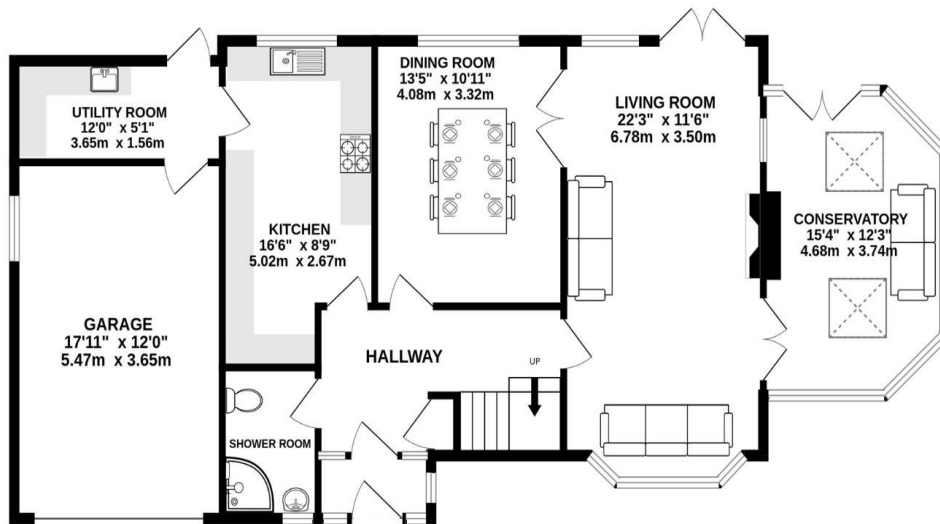


- Well-presented detached property situated in a lovely location
- Spacious & flexible living accommodation
- Fitted kitchen with integrated appliances & separate utility room
- Four generous bedrooms
- Two bathrooms
- Private, enclosed garden
- Off road parking
- Garage

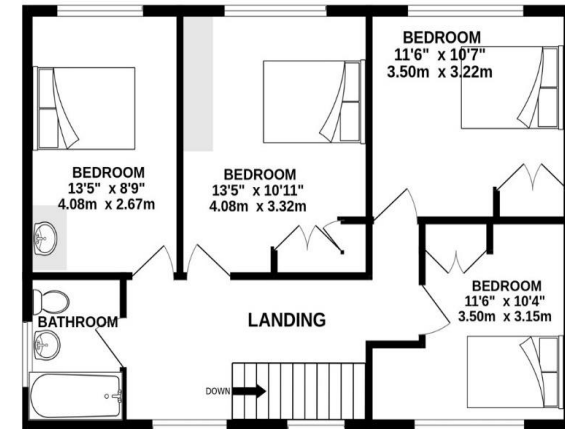
Postcode – CW4 8JA
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band F
EPC - TBC



GROUND FLOOR
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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