



1 Meadow Avenue, Goostrey

£435,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

1 Meadow Avenue

Goostrey

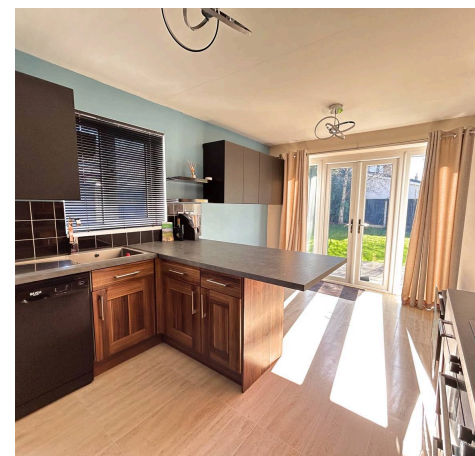
Beautiful 2-bed detached bungalow in Goostrey with spacious living areas, loft rooms, office, utility, garage storage, driveway, and south-facing garden. No chain. Sought-after village location. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Sought after Cheshire village of Goostrey
- Offered For Sale with no upward chain
- Tastefully presented throughout
- Living Room and a Kitchen Diner both with French doors to the garden
- Utility Room and Downstairs Bathroom
- Two double ground floor bedrooms
- Two loft rooms offering space for an office if desired (one having an en-suite shower room)
- Part of the garage has doors to the garden creating an office area
- Delightful south facing rear garden offering a great degree of privacy

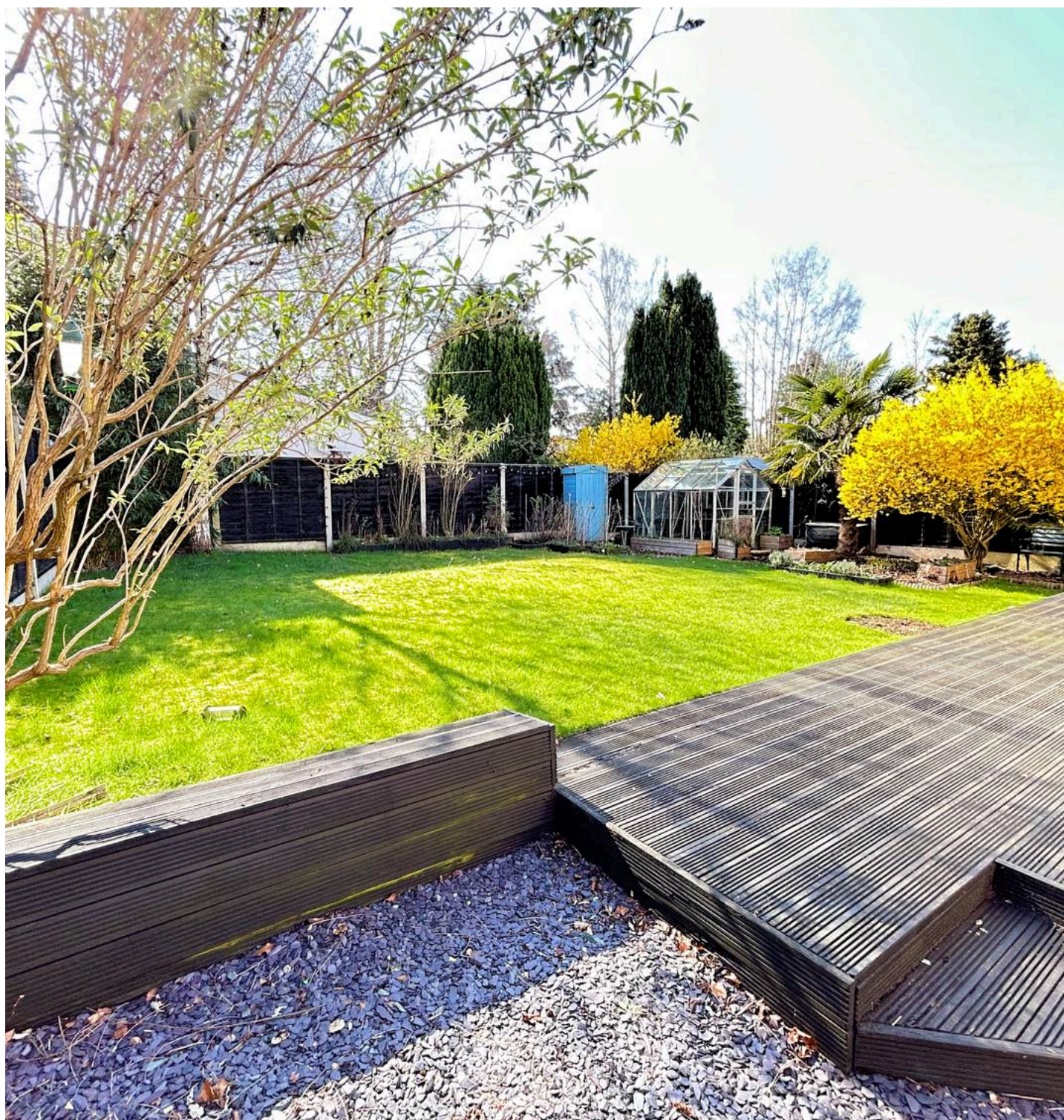


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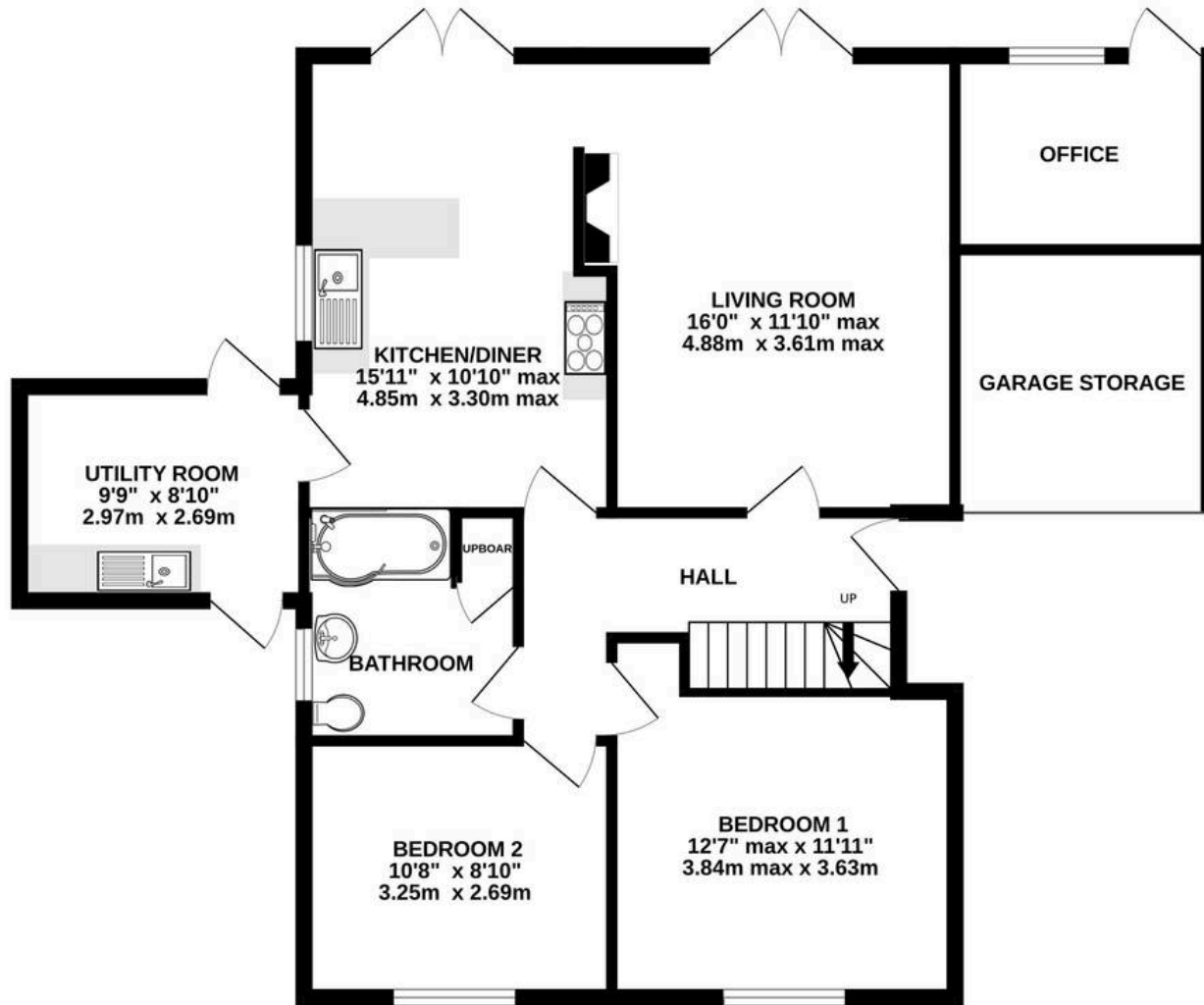
Goostrey

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.

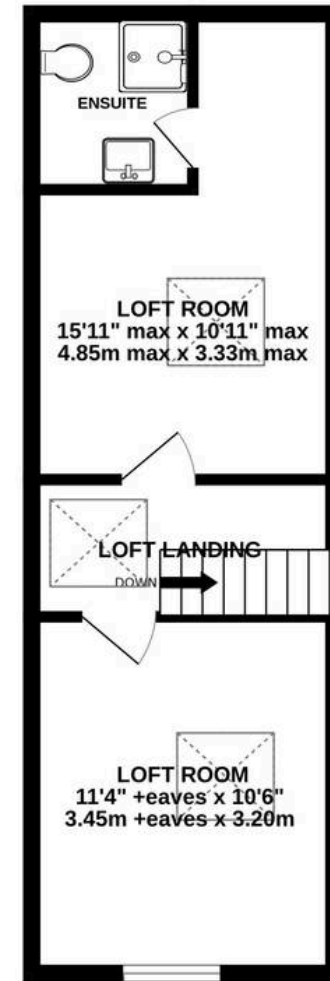
Goostrey is a much sought after semi-rural village situated between the towns of Knutsford & Holmes



GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



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