



15 Lea Avenue, Goostrey, CW4 8LT

£425,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

15 Lea Avenue

Goostrey

Well maintained freehold 2-bed home in Goostrey village with spacious living areas, garden room, loft rooms. Private landscaped garden, garage, driveway, and no chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A freehold property with no upward chain, located within a popular development within the picturesque Cheshire village of Goostrey
- Living Room along with a kitchen diner, both overlooking the rear garden
- Utility to the side with built in fridge freezer, washing machine/tumble dryer
- Extension has created a garden room with Velux roof windows
- Two ground floor bedrooms (one fitted with a range of built in units and wardrobes)
- Three piece white bathroom including shower
- Loft rooms have potential to be developed into two bedrooms or bath/shower room, subject to planning/building regulations
- Driveway providing off road parking and single garage
- The most stunning enclosed private garden with a good selection of shrubs, plants and pond to offer an array of colour throughout the year
- AGENTS NOTE: The property is subject to Grant of Probate, please speak to the agents for further information.



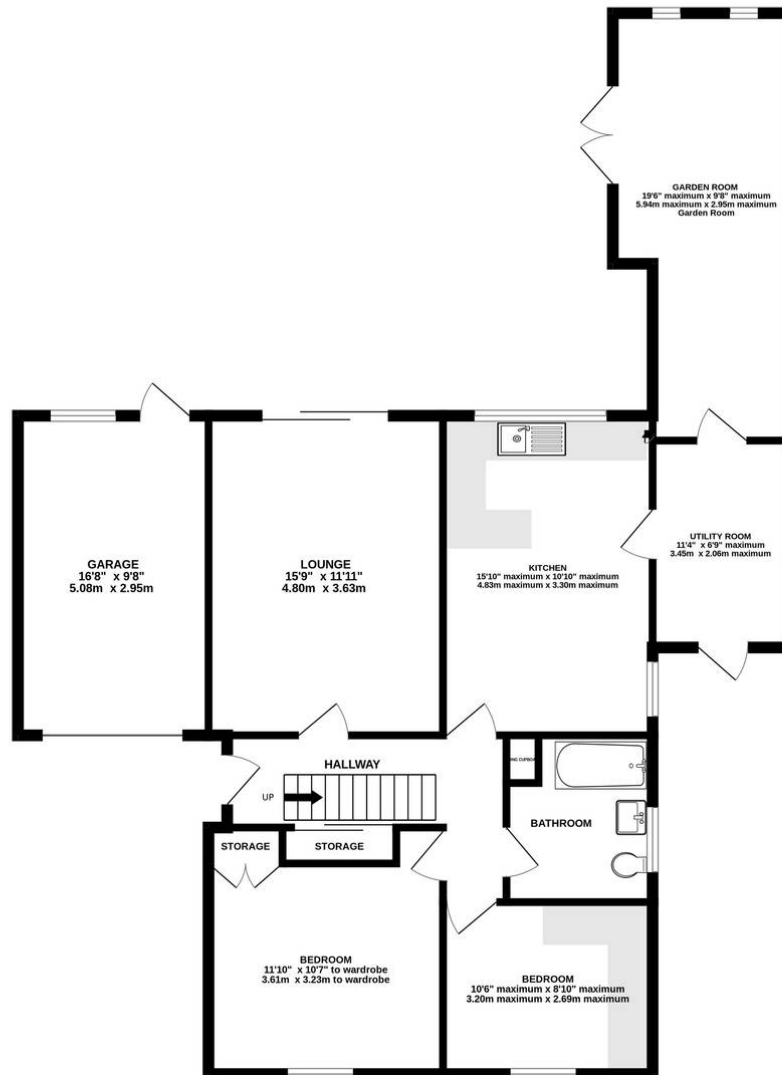
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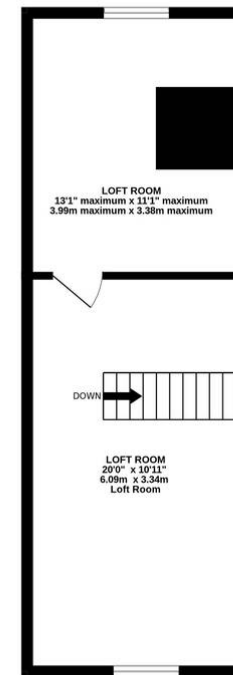
This tastefully presented and well maintained property is situated within a popular development in the picturesque Cheshire village of Goostrey. The accommodation is thoughtfully arranged to maximise both space and natural light, with a welcoming living room and a spacious kitchen diner, both of which enjoy pleasant views over the rear garden. A useful utility room to the side of the kitchen provides ample storage, while an extension has created a delightful garden room, complete with Velux roof windows that flood the space with light. The ground floor also offers two bedrooms, one of which is fitted with a comprehensive range of built-in units and wardrobes, ideal for storage and organisation. The modern three-piece white bathroom is conveniently located on the ground floor, while two versatile loft rooms on the first floor offer additional space, perfect for use as a home office, hobby room, or occasional guest accommodation. The property benefits from a driveway providing off-road parking and a single garage, offering further storage or secure parking. This is a freehold property with no upward chain, making it an attractive proposition for those seeking a straightforward purchase. The outside space is a particular highlight, with the most stunning enclosed private garden that is beautifully landscaped to provide year-round interest. A good selection of established shrubs and plants has been thoughtfully chosen to offer an array of colour and texture throughout the seasons, creating a tranquil and inviting outdoor retreat. The garden is fully enclosed, making it ideal for families with children or pets, and offers a high degree of privacy from neighbouring properties. There is a paved patio area adjacent to the house, perfect for al fresco dining or relaxing with a morning coffee while enjoying views of the vibrant planting.



GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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