



Plumley
Hollytree Road



Plumley, WA16 0UJ
Hollytree Road
£475,000



The Property

This superb, spacious detached house comes well presented throughout and offers generous, flexible accommodation set over two storeys. Sitting in a convenient position at the heart of Plumley Village, the property enjoys easy access to Plumley Village Stores and Post Office, as well as the Village Hall, church and Plumley Rail station. The property also enjoys fantastic access to Knutsford, Northwich and beyond via the A556. The property itself offers bright living space with large room proportions. Particular mention must be made of the bright open-plan living dining kitchen, with further conservatory perfect for daily use.

The property is approached via a private, gated front garden laid mainly to gravel and bordered by mature hedging offering a great degree of privacy, and with pathway leading to the front door. To the rear is an enclosed courtyard style garden with decked patio perfect for outdoor dining and entertaining including installed hot tub.

A paved driveway provides off-road parking and a detached garage provides further parking and/or storage. Also residents access to lovely communal gardens with picnic area.

Directions

From Knutsford, proceed along the A50 Toft Road towards Holmes Chapel eventually turning right onto Middlewich Road (B5081) signposted Lower Peover. Follow this road along into Smithy Green and turn right onto Plumley Moor Road, signposted Plumley. Pass the Plantation Nursery on the right-hand side and past the Golden Pheasant on the left. Turn left at the mini roundabout onto Troughall Lane. Then turn left onto Yew Tree Road and take the first turning on your right onto Hollytree Road where the property can be found after a short distance.

- A superb, spacious detached house
- Well-presented throughout
- Generous, flexible living space
- Open-plan dining room and kitchen
- Conservatory
- Four bedrooms
- Family bathroom and downstairs shower room
- Driveway parking
- Detached garage
- Enclosed rear courtyard garden
- Access to lovely communal gardens with picnic area

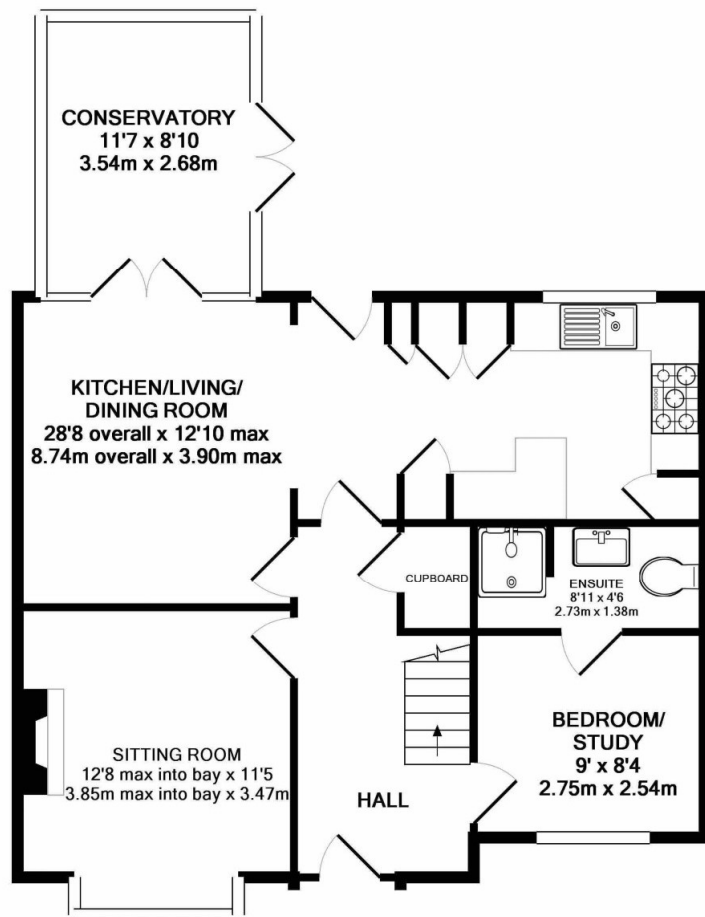
Postcode – WA16 0UJ

EPC Rating – D

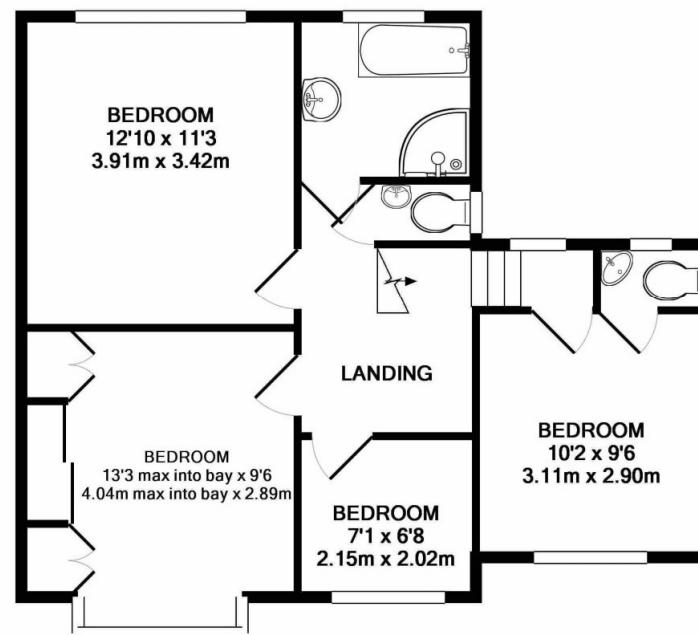
Local Authority – Cheshire East

Council Tax – Band F





GROUND FLOOR
APPROX. FLOOR
AREA 778 SQ.FT.
(72.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.4 SQ.M.)

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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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