



**GASCOIGNE  
HALMAN**

HOLLYTREE ROAD, PLUMLEY, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

No Chain and In Need of Modernisation. An attractive two double bedroom detached bungalow with conservatory overlooking a private rear garden. The property also enjoys a generous sized driveway with carport and a detached garage.

Whilst the property has been well-maintained over the years, it now presents buyers with an exciting opportunity to fully refurbish to individual taste and design.

Accommodation briefly comprises; Entrance porch, hallway with cloaks cupboard, spacious living room with patio doors opening to the conservatory, dining room and a fitted kitchen. There are two good sized double bedrooms with fitted wardrobes, all served by a bathroom with 3-piece suite and additional walk-in shower.

Within walking distance of the property there is attractive communal woodland which provides additional outdoor space for residents to enjoy. The train station is conveniently within a short flat walk, as is the village shop and Post Office. The Golden Pheasant pub and Ofsted 'outstanding' schools are nearby.

#### DIRECTIONS

SAT NAV: WA16 0UJ

#### LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt . Linked by a web of ginnels, cobbles

and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Center, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

#### TENURE

Freehold

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: D

#### VIEWING

Viewing strictly by appointment through the Agents.

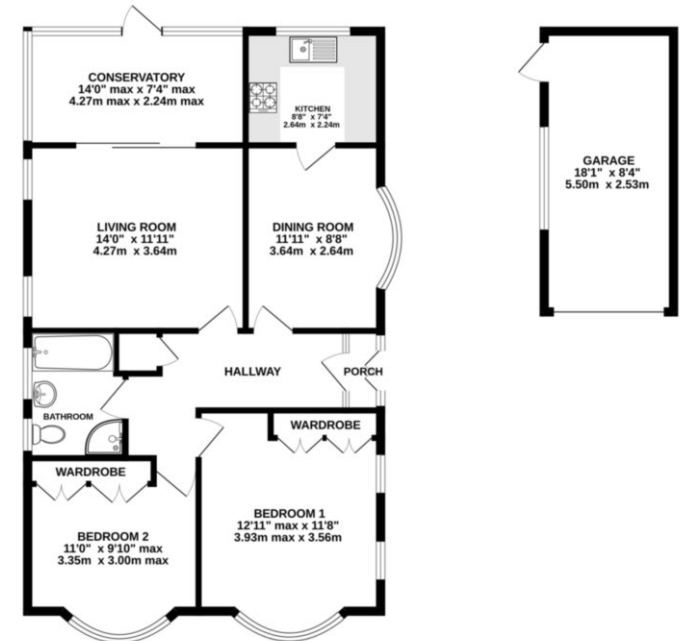
#### ENERGY PERFORMANCE RATING

TBC

#### TOTAL FLOOR AREA

1021 sq.ft. (94.8 sq.m.) approx.

GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA - 1021 sq ft. (94.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Measurement purposes only.  
Made with Metshape 12/24

## KNUTSFORD OFFICE

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