

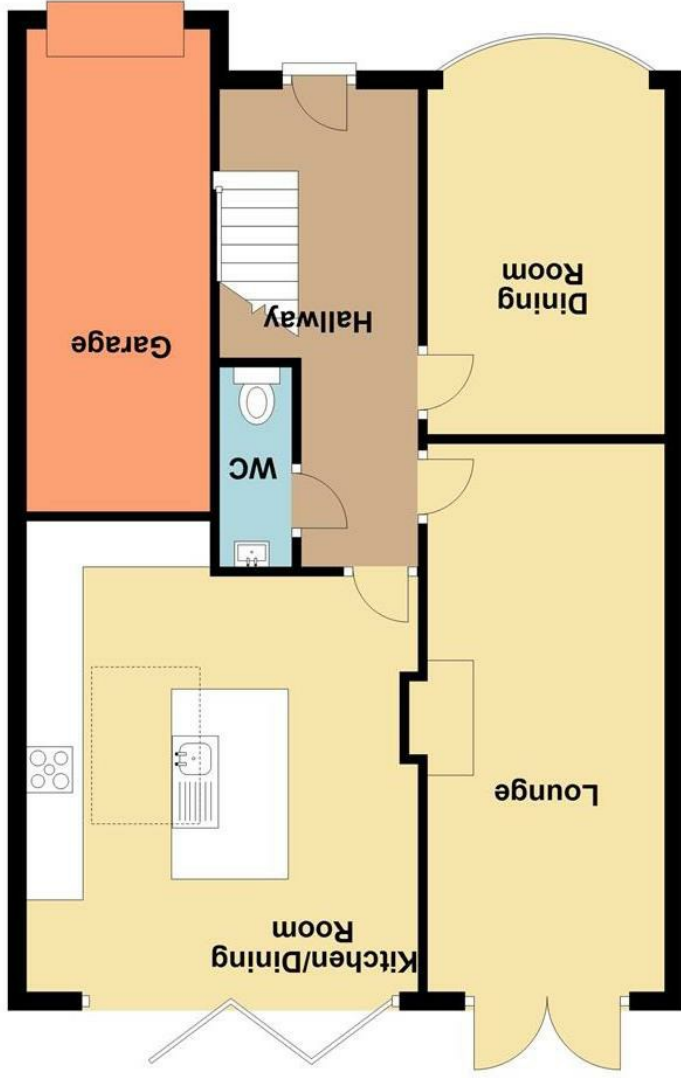
MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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Total area: approx. 8.8 sq. metres (94.7 sq. feet)



First Floor  
 Approx. 8.8 sq. metres (94.7 sq. feet)



Ground Floor  
 Approx. 0.0 sq. metres (0.0 sq. feet)



£795,000



**CORDA**  
**PLUMLEY MOOR ROAD**  
**PLUMLEY**  
**KNUTSFORD**  
**WA16 0TU**



**COUNCIL TAX BAND: F**



Located in a desirable rural location, this well presented four bedroom detached family home with attached garage stands well back from the road, behind a gated, gravelled driveway, allowing extensive off-road parking. The front garden is mainly laid to lawn with established shrubs and bushes and a gate to the side allows access to the rear garden; which enjoys far reaching open views and is mainly lawned with a paved patio area and established borders.

On entering the property, the hallway benefits from lovely herringbone wooden flooring with doors to all rooms and stairs ascending to the first floor. The wooden flooring extends into the dining room with a lovely bay window enjoying views over the front garden. The modern cloakroom offers a wc and wash hand basin and the spacious lounge benefits from a feature fireplace and French doors to the rear garden. The fabulous dining kitchen with its large bi-folding doors make this a year round family/entertaining room and benefits from a marble topped central island with sink inset. The ceiling is part vaulted with three velux windows and the kitchen is fitted with a good selection of floor and wall mounted units with a built-in double oven and gas hob.

To the first floor, the master bedroom benefits from far reaching views to the rear via a Juliet balcony, with a modern four piece ensuite bathroom with separate shower and free standing bath. There are two further double bedrooms and a single room with a family bathroom.

Although in a rural location, the property is ideally located for the village shop as well as easy access to Knutsford and Northwich and is offered for sale with No Chain. Early internal viewing is strongly recommended.

**Entrance Hallway**

**Cloakroom**

**Lounge**

**Dining Room**

**Kitchen/Dining/Family Room**

**First Floor**

**Landing**

**Master Bedroom**

**Ensuite Bathroom**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**Outside**

**Garage**

**Gardens**

**Tenure**

We understand the tenure to be freehold