



Moorcroft | Plumley | WA16 0UW

EDWARD
mellor



Features

- An exceptional semi detached property
- With a self contained 2 storey annexe
- Fantastic versatile layout - see floor plan
- Excellent off road parking & secluded gardens
- In a much sought after rural village

A unique property, originally constructed as a semi-detached house and now substantially extended to provide a self-contained two-storey annexe. The current arrangement is ideally suited to those requiring accommodation for a dependent relative, while offering flexibility to incorporate the annexe back into the main home to create one impressive

family residence. The main house briefly comprises hall, lounge, home office or playroom, fitted kitchen/diner into a further extended living space with patio doors. To the first floor are three bedrooms and a bathroom. The annexe provides a kitchen with access to an additional ground floor room, which, once completed, could serve a variety of purposes. A spiral staircase

leads to a large bedroom with en-suite bathroom and access to a study/home office. The floor plan is recommended to fully appreciate the layout and flexibility on offer. Also with gas central heating, PVCu double glazing, ample off-road parking and secluded, landscaped gardens to the rear.



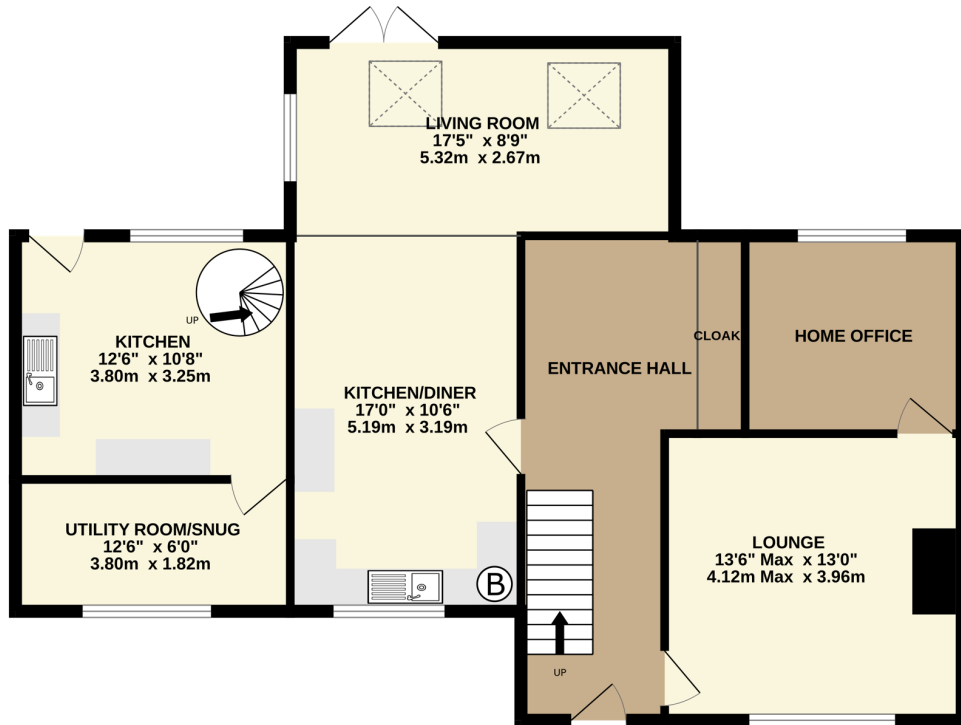
Moorcroft is situated within the popular Cheshire village of Plumley, a pleasant rural community surrounded by attractive open countryside, yet conveniently positioned for access to the surrounding towns and cities. The village has a strong community feel, with local amenities including a village hall, post office and public house, while the nearby Plumley railway station provides regular services along the Mid-Cheshire Line towards both Manchester and Chester. The area also benefits from excellent road links, with the A556, A50 and M6 all readily accessible, making Plumley a convenient choice for commuters. The nearby market town of Knutsford provides a wider range of shops, restaurants and everyday amenities, with Northwich also within easy reach.

SERVICES : Mains water gas, electricity and drainage are connected. **TENURE:** The house is Freehold and free from chief rent. **NOTE:** The fittings have not been tested and purchasers are advised to obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax band D = Energy Performance Rating Band E

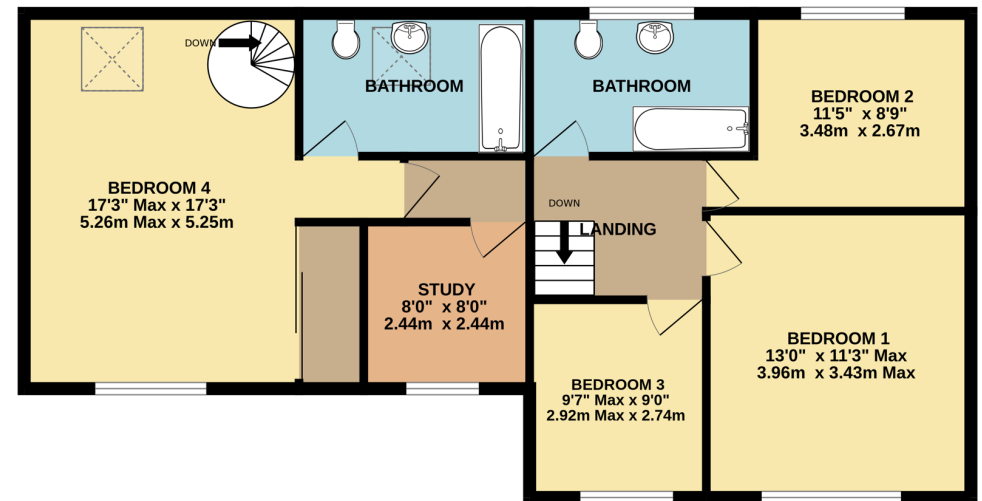
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR

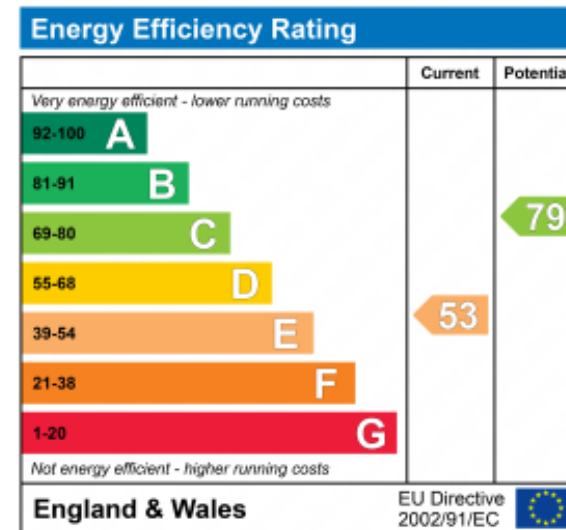


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating



10, The Bull Ring, CW9 5BS
T: 01606 455 14
E: northwich@edwardmellor.co.uk

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