



## A WELL APPOINTED BUNGALOW IN AN IDEAL LOCATION WITH TREMENDOUS POTENTIAL

26 HOLLYTREE ROAD, PLUMLEY, KNUTSFORD,  
CHESHIRE, WA16 0UJ

**FREEHOLD**

### ACCOMMODATION

- ◆ Sitting room ◆ Kitchen ◆ 2 Bedrooms ◆ Bathroom
- ◆ Private garden to rear and small front garden
- ◆ Garage and off road parking for several vehicles

### MILEAGE

- ◆ Northwich 4.7 miles ◆ Knutsford 5 miles ◆ Wilmslow 12.4 miles
- ◆ Manchester airport 13.4 miles ◆ Manchester 21 miles

### SITUATION

Hollytree Road is a popular location situated in the centre of Plumley village within walking distance of the local shop and also benefitting from having the railway station close by, which has regular services to Manchester and Chester. The village also benefits from having two popular Public houses, The Golden Pheasant and The Smoker within its vicinity.

### DESCRIPTION

This property provides well-proportioned accommodation which would benefit from modernisation. There is tremendous opportunity for a buyer to appoint the accommodation to their own style and specification and also scope to extend subject to obtaining the necessary planning permissions.

The property stands behind a mature privet hedgerow and a flagged and gravelled driveway providing off-road parking, leading to a detached Garage. The front garden is laid to lawn with established borders, whilst to the rear is a particularly private lawned garden which enjoys a sunny south westerly aspect.

The bungalow has an open aspect to the front to the "centre plot" being an area of which all properties on the development have a shareholding and use of. A small annual fee is payable for the upkeep and management of this area.



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## FLOOR PLANS

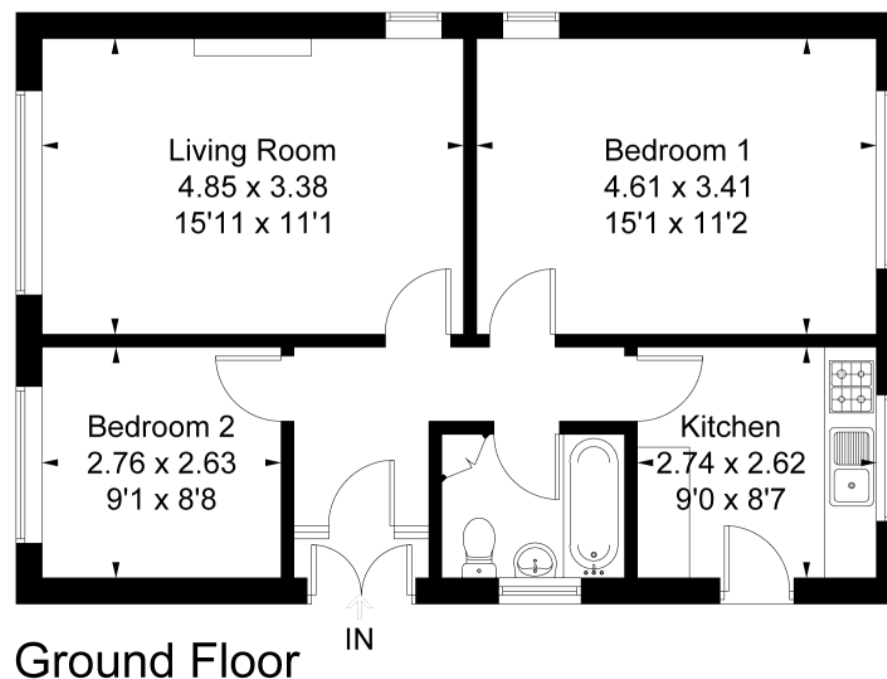
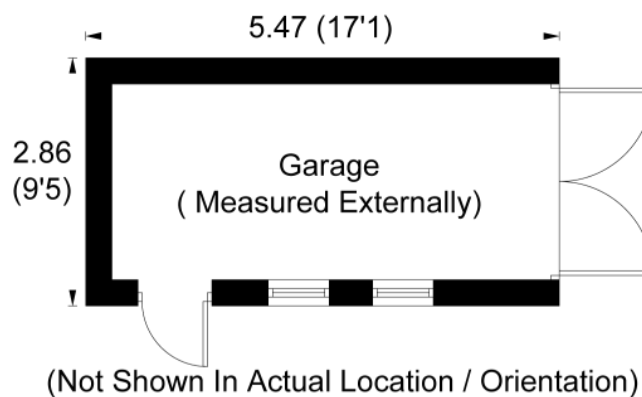
Approximate IPMS2 Floor Area = 59.5 sq m / 640 sq ft

Limited Use Area = 1.0 sq m / 11 sq ft

**Total = 60.5 sq m / 651 sq ft**

For identification only. Not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		48
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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