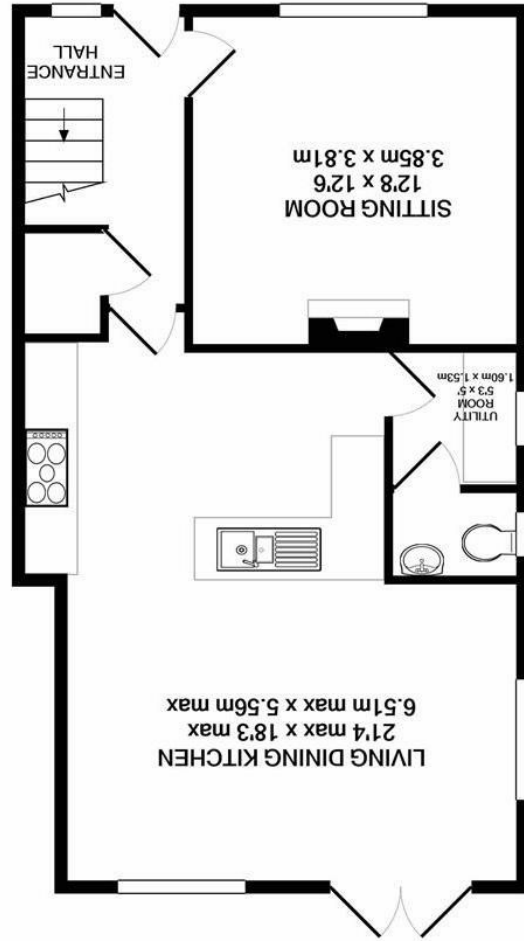
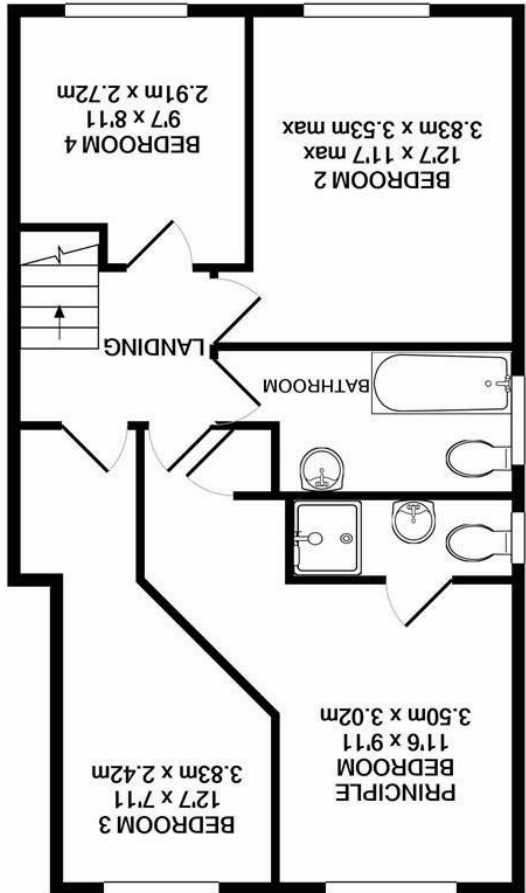


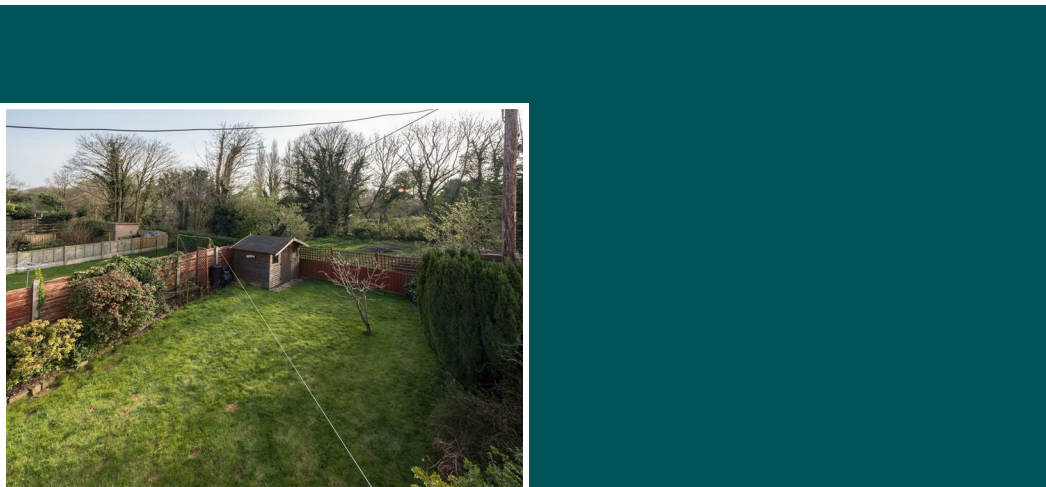
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1ST FLOOR
 APPROX. FLOOR
 AREA 601 SQ.FT.
 (55.9 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1201 SQ.FT. (111.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other 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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GUIDE PRICE £305,000



28 MOORCROFT
 PLUMLEY
 KNUTSFORD
 WA16 0UW

4 2 2 D
 COUNCIL TAX BAND: C



An extended four bedroom semi detached house, with a generous garden and off road parking, forming part of a residential cul-de-sac, located within a short walk to Plumley train station.

DESCRIPTION

Moorcroft is a charming residential road situated close to the heart of Plumley village and within walking distance of the village store and train station, as well as the much acclaimed Golden Pheasant Public House. No. 28 is semi detached, and has been extended to the rear, offering spacious and well appointed accommodation laid over two floors, comprising of a sitting room and a large dining/living room open to the kitchen, and backing onto a good size rear garden. On the first floor level there are four bedrooms, three being doubles, and a good sized single. Plus two bathrooms including an en-suite.

Entrance Hall:

Double glazed entrance door to front with side window. Engineered bamboo flooring and staircase to the first floor with useful under stairs storage cupboard.

Sitting Room:

Double glazed window to front and central contemporary style fire place, housing a living flame gas fire.

Kitchen:

Fitted with a matching range of cream coloured Shaker style cabinets surmounted with wooden worktops, incorporating a peninsular island., with a 1 1/2 bowl single drainer sink unit with a mixer tap, four ring gas burning hob with glass canopy cooker hood above and single electric oven below. Built-in fridge freezer. Engineered bamboo flooring which continues through into the living room.

Living room: (open to the kitchen)

A large light and spacious informal reception space with dual aspect double glazed windows and French doors leading out to the rear garden.

Utility Room:

Space and plumbing for washing machine and tumble dryer, double glazed window to side, engineered bamboo flooring and door to:

WC:

Low-level WC and wall hung wash basin with vanity storage cupboard below. Engineered bamboo flooring and opaque double glazed window to side.

First Floor Landing:

Loft access to attic room (with skylight windows and providing excellent ancillary space for a hobby room and excellent storage).

Bedroom One:

Double glazed window to rear and door to:

En-Suite Shower Room:

Fully tiled shower enclosure with electric shower and concertina door, pedestal wash basin and low level WC. Part tiled walls, tiled floor and opaque double glazed window to side.

Bedroom Two:

Double glazed window to front.

Bedroom Three:

Double glazed window to rear.

Bedroom Four:

Double glazed window to front.

Bathroom:

Fitted with a matching white suite comprising a panelled bath with mixer tap and shower attachment, pedestal wash basin and low level WC. Tiled floor and part tiled walls, chrome ladder towel radiator and opaque double glazed window to side.

Externally:

To the front of the property is a driveway which extends to the side of the house providing ample parking, and an area of low maintenance landscaped garden enclosed by a picket fence.

The rear garden enjoys a pleasant aspect, and is generous in size, enclosed to all sides by panel fencing, being laid mostly to lawn with well-stocked flower beds and borders and an area of stone flagged patio situated to the rear of the house.

Tenure

We believe the tenure of the property to be Freehold

Services

We believe the following services to be connected to the property : Gas, electricity, water and mains drainage

Viewings

Strictly by appointment with the Agents Knutsford Office

Telephone 01565 621624

Email : knutsford@wrightmarshall.co.uk

Market Appraisal

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.