

26 Hollytree Road  
Plumley



Stuart  
Rushton  
& COMPANY

An immaculately extended and refurbished detached bungalow offering beautifully finished, modern open plan living accommodation and three generous bedrooms serviced by two bathrooms, all upon a lovely plot with a south-westerly facing rear garden.

Hollytree Road is a quiet residential road, just moments from the centre of Plumley, predominantly comprising of detached bungalows. The road, which loops and turns into Yewtree, runs around a large managed area of pretty woodland, which is owned, maintained and for the use of the residents.

Number 26 is offered for sale in superb condition and is ready for immediate occupation. There is a stunning living/kitchen/diner, featuring a range of 'Samsung' appliances, bi-folding doors into the rear garden, and a utility room. The ground floor provides two generous double bedrooms, a contemporary three piece shower room and a study area.





A timber and glass staircase rises to the first floor where there is another generous double bedroom, with a stunning glazed 'apex' window and a three piece bathroom with further space for a dressing area.

The frontage has been attractively finished and offers driveway parking for two vehicles, with an EV charging point. The rear garden has been nicely landscaped to include a large composite deck, a grassed lawn and garden shed. The rear garden enjoys great privacy and a superb south-westerly aspect for day-long sunshine.

The property also boasts a three camera CCTV system and is fully alarmed.

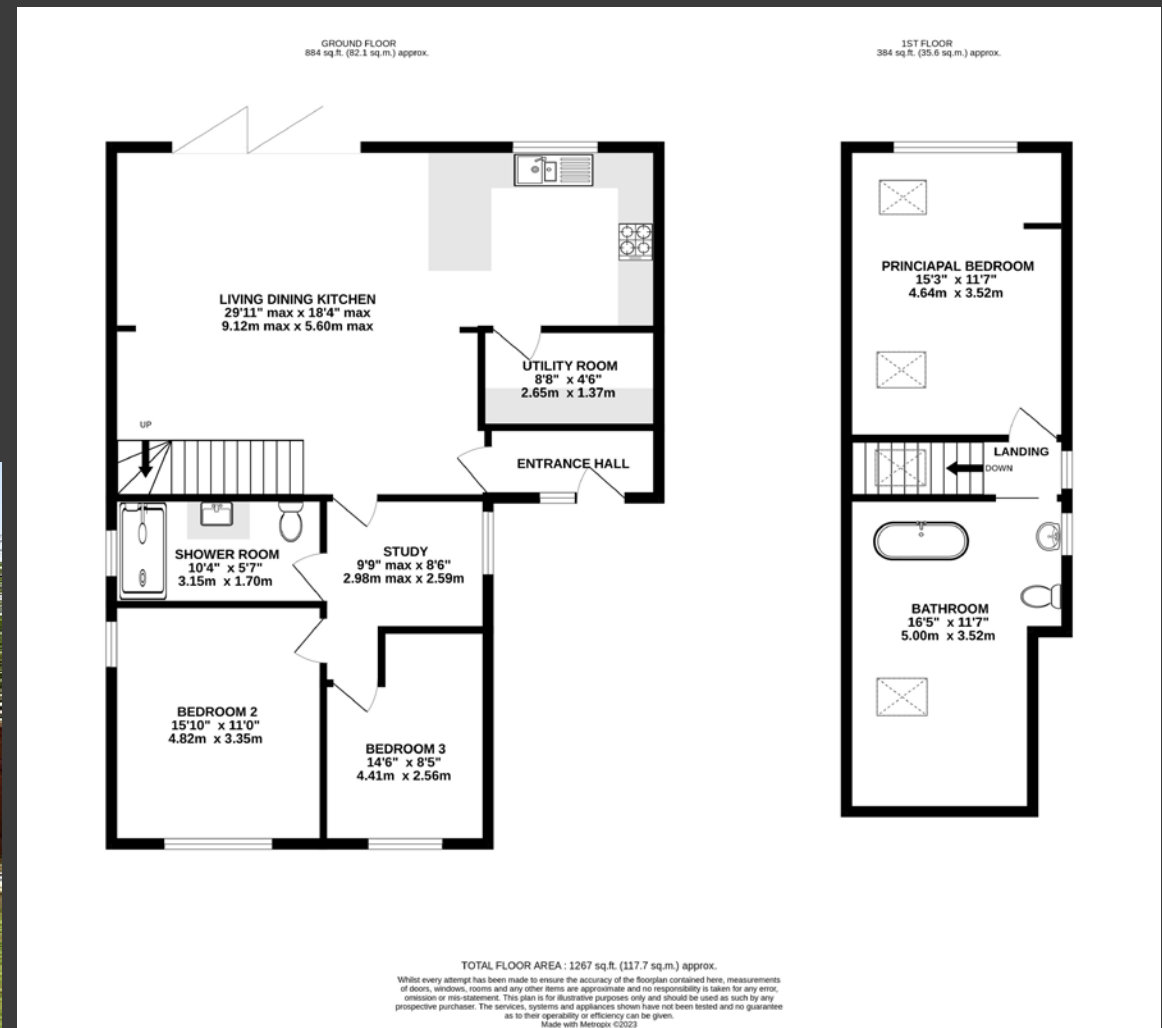
Offered for sale with no onward chain.



# 26 Hollytree Road Plumley Cheshire WA16 0UJ

Price: £475,000  
 Tenure: Freehold  
 Local Auth: Cheshire East  
 Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			



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