

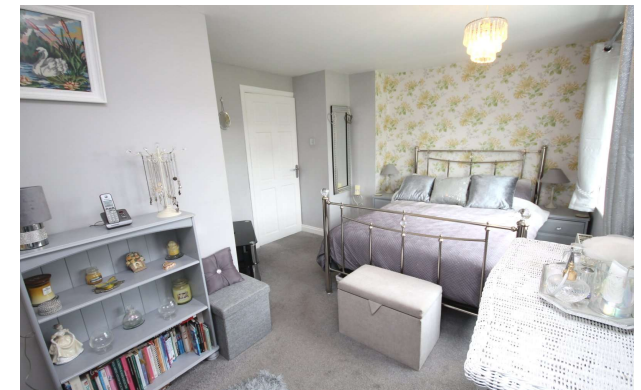


Mobberley
Pedley House Lane

Mobberley, WA16 7AS

Pedley House Lane

£625,000



The Property

This charming three-bedroom semi-detached property has been much extended and refurbished by the current vendors to now offer light, spacious and flexible living accommodation, blending character features with modern convenience. Particular mention must be made of the large reception space to the ground floor with additional conservatory allowing a flood of natural light into the room, spacious dining kitchen with fitted appliances, the master bedroom with well-appointed en-suite bathroom as well as the immaculately maintained gardens with open countryside views.

Located in an ever-popular position on a leafy country lane with views over adjoining countryside, a short walk to the Frozen Mop Public House and CPACE health club whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a private gated driveway, providing more than ample parking, leading past the lawned front garden with feature planting and mature foliage to the front entrance and past the

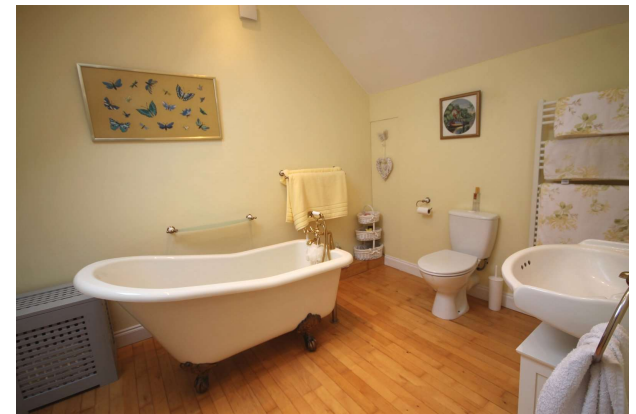
property to a detached tandem garage at the rear. The rear gardens are a lovely feature of the property, being generous in proportions with an open, private aspect, adjoining open countryside views. Laid to lawn in the main with well stocked borders surrounding, containing a wealth of mature plants and foliage, augmented by feature pond and fully enclosed by established trees and hedging. Large patio area sweeps around the rear of the property, accessed via the main reception rooms, ideal for alfresco dining and enjoying the beautiful aspect.

Directions

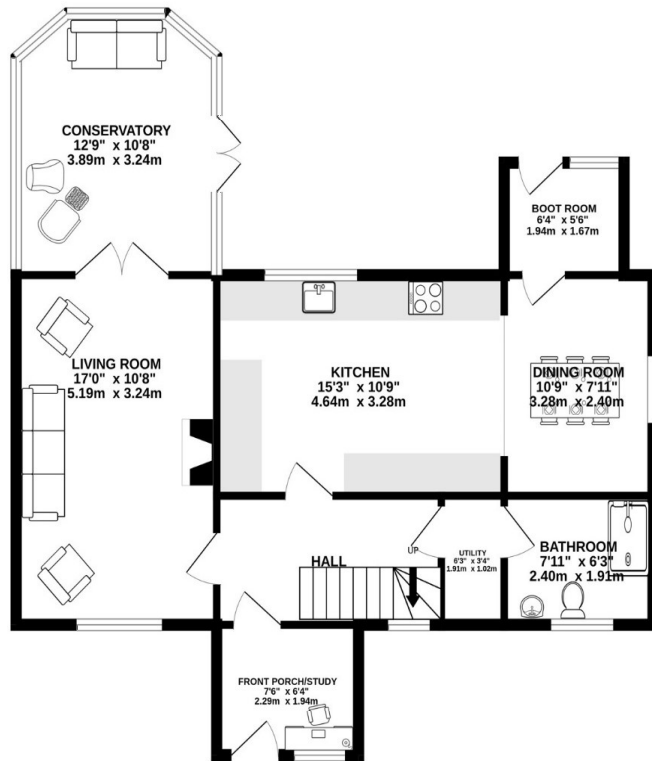
From Knutsford Town centre turn left passing the Rail Station down Adams Hill (A537) & continue along Chelford Road for approx. 2 miles. After passing The Dun Cow public house turn left onto Marthall Lane and take the left turn onto Pedley Lane which continues into Pedley House Lane where the property will soon be seen on your left.

- A charming three bedroom semi-detached property
- Lovely semi-rural location overlooking open countryside
- Spacious flexible living accommodation
- Dining kitchen with integrated appliances
- Three bedrooms
- Three bathrooms (one en-suite)
- Stunning gardens with lawn, pond and patio areas
- Gated driveway providing ample off road parking
- Detached tandem garage

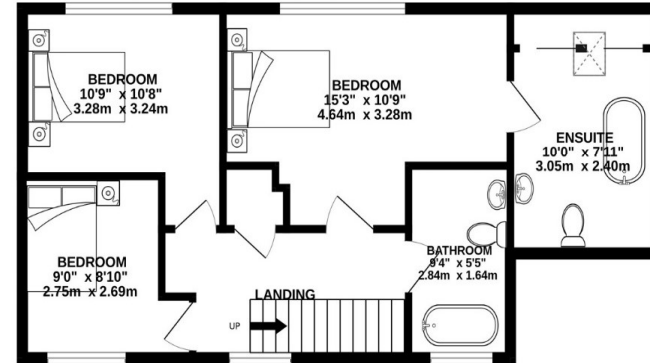
Postcode – WA16 7AS
EPC Rating – E
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



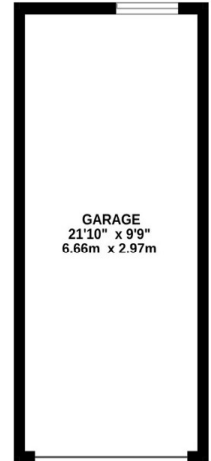
GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



GARAGE
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.

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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