



Mobberley
Station Road


IRLAM
of Knutsford

Mobberley, WA16 6LA

Station Road

£600,000



The Property

This beautifully presented three-bedroom character cottage has been much extended and refurbished over the years by the current owners to now provide light, spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention must be made of the extended dining kitchen with vaulted ceiling, exposed beams and French doors to the garden, the master bedroom with en-suite shower room as well as the well-appointed family bathroom and the many original features of the period.

Located in a super position, opposite the Mobberley bowling green and Railway public house with views over adjoining countryside, a short walk to the train station and ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block set golden gravel driveway, providing more than ample parking, leading to the front entrance and detached garage with lawned front garden and feature planting.

The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with well stocked borders surrounding and a range of mature trees and foliage giving a high degree of privacy, all fully enclosed by timber fencing and established hedging. Large blocked paved and stone flagged patio area off the dining kitchen provides ideal opportunity for alfresco dining and enjoying the lovely aspect.

Directions

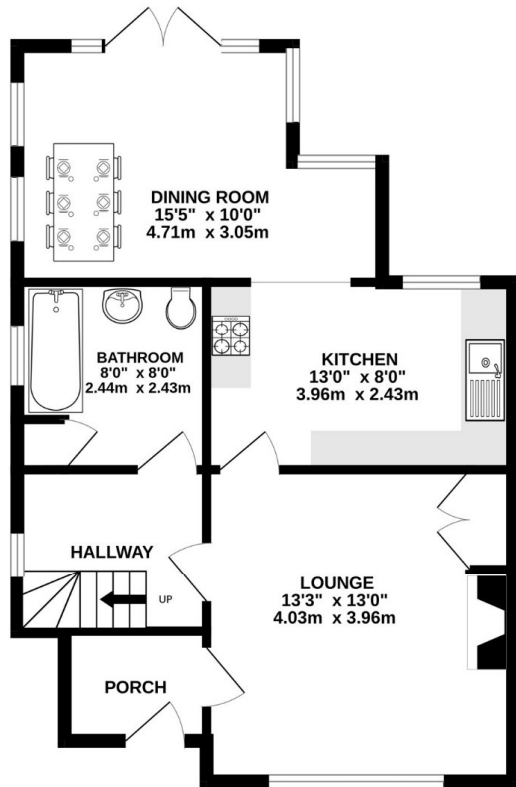
From Knutsford Town Centre proceed down Adams Hill passing the rail station & Aldi supermarket on your left. At the traffic lights turn left up Hollow Lane onto Mobberley Road towards Mobberley Village. Just prior to entering the village turn left onto Smith Lane and take the right turn onto Station Road where the property will soon be seen on your left opposite The Railway Inn bowling green.

- A beautifully presented semi-detached character cottage
- Stunning open plan living dining kitchen with French doors opening out to the rear patio and garden
- Three bedrooms
- Two bathrooms (one en-suite)
- Private garden with patio and lawned areas, ideal for alfresco dining & entertaining
- Driveway providing ample off road parking
- Detached garage & utility room

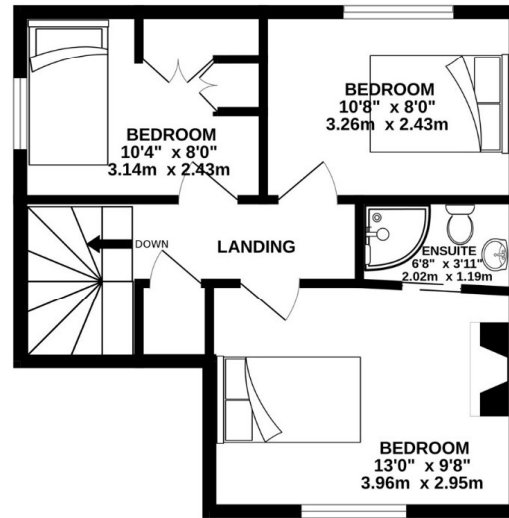
Postcode – WA16 6LA
EPC Rating – E
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



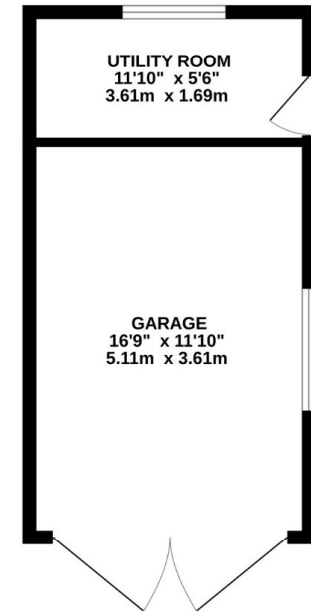
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.7 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

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