



Mobberley
Tatton Stile


IRLAM
of Knutsford

Mobberley, WA16 7HQ

Tatton Stile

£285,000



The Property

This well presented three-bedroom terraced property has been sympathetically maintained and improved over the years by the current owners to now offer light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the generous reception space to the ground floor incorporating large living room with feature fireplace, separate dining room open to the kitchen, addition of the garden room adjoining the utility room, the refitted bathroom and kitchen in a modern style as well as the fantastic potential to extend and remodel due to the size, nature and aspect of the plot.

Located in a super position overlooking the green to the front, towards the end of a no through road in the heart of the village, close to all local amenities and Mobberley Nature Reserve to the rear whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a flagged pathway with lawned garden and feature planting, enclosed by dwarf brick wall.

The rear gardens are a lovely feature of the property, being generous in proportions with a southerly aspect. Laid to lawn in the main with flagged patio area, accessed off the Garden Room, ideal for alfresco dining, fully enclosed by wood lap fencing. Detached garage can be found to the rear of the property. PLEASE NOTE: The property has council approval for a dropped kerb to provide parking at the front.

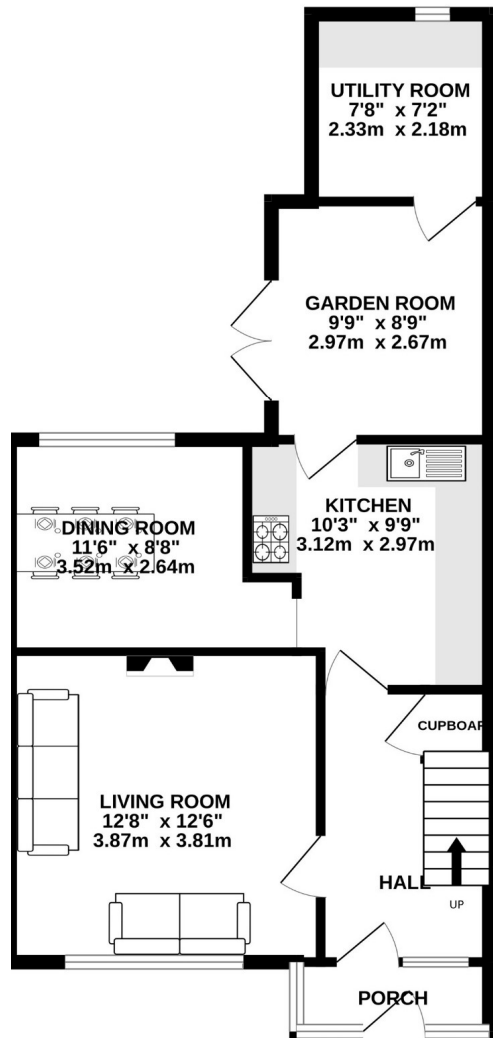
Directions

From the town centre, proceed onto King Edward Road (A50) turning left at the traffic lights and passing the railway station on the left. At the traffic lights turn left up Hollow Lane which leads onto Mobberley Road. Proceed along Mobberley Road through the traffic lights, passing Bentley Manchester on the left hand side and continue along the road into Mobberley. Turn right onto Edenfield Road and take the first left onto Townfield Road following it around to the right into Tatton Stile.

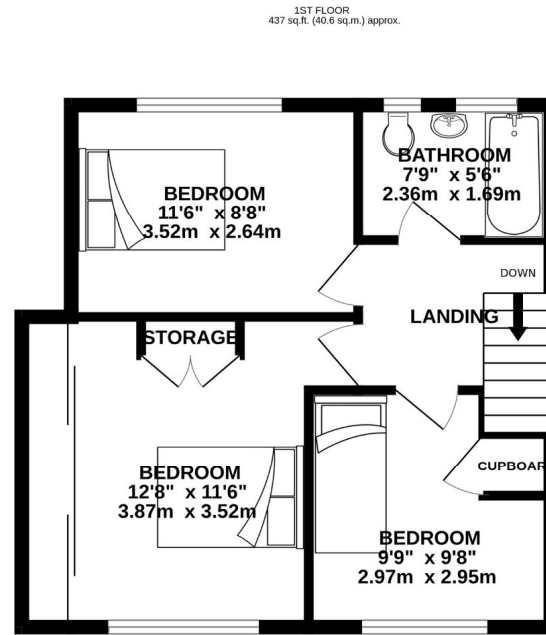
- A well-presented terraced property
- Situated in the heart of Mobberley village close to all local amenities
- Spacious & flexible living accommodation
- Three bedrooms
- Bathroom
- Front & rear garden with lawns & patio areas
- Detached garage

Postcode – WA16 7HQ
EPC Rating – C
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



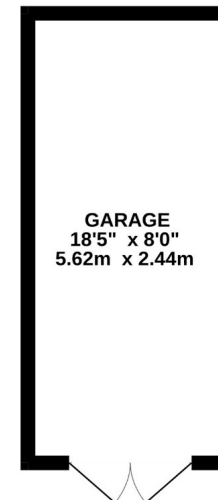


GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

2ND FLOOR
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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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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