



Mobberley
Hall Bank South


IRLAM
of Knutsford

Mobberley, WA16 7JA

Hall Bank South

£575,000



The Property

This beautifully presented four bedroom semi detached property has been well maintained and improved over the years by the current owners to now provide light, spacious and flexible living accommodation.. Particular mention must be made of the extended breakfast kitchen with updated appliances and skylight window, the generous reception space toward the rear of the property with French doors to the open Dining Hall as well as four bedrooms to the first floor and stunning deck off the rear of the property with fabulous views overlooking the Conservation Area.

Located in a quiet position forming a small enclave of similar properties in the heart of the village overlooking Mobberley Conservation area, a short stroll to the Bull's Head, Roebuck & The Church Inn public houses whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac driveway, providing off road parking, leading to the front entrance with feature planting and mature shrubbery. Two large, detached garages are found adjacent to the front of the property providing extra parking or for storage use.

The rear gardens are a lovely feature of the property with large, raised timber deck directly off the Garden and Living Room taking in a lovely open, panoramic aspect over the adjoining conservation area offering fantastic opportunity for alfresco dining and entertaining. Beyond the deck via timber stairs is a lawned garden with well stocked beds and established hedging.

Directions

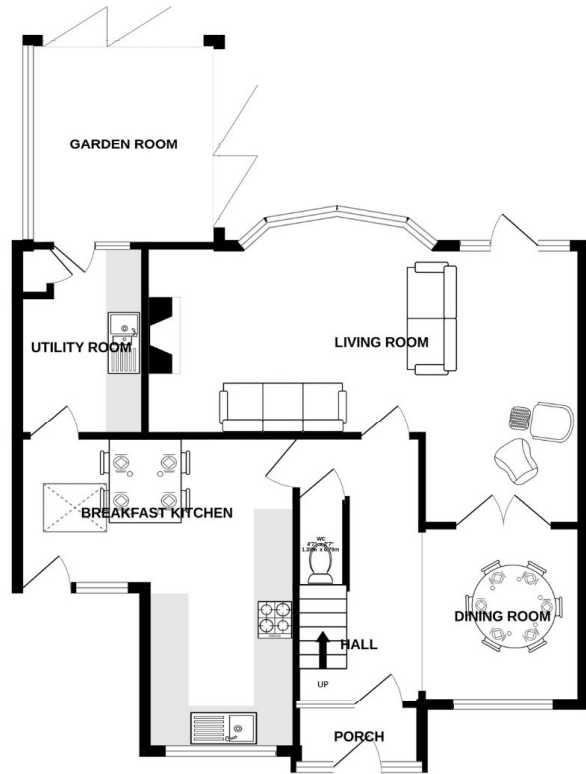
From the centre of Knutsford proceed along King Edward Road (A50) passing the shell petrol station on the left. At the traffic lights turn left onto Adams Hill passing the railway station. At the traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road passing Bentley Manchester and proceed through the traffic lights onto Knutsford Road which becomes Town Lane. Continue through the centre of the village into Hall Lane. After passing the The Victory Hall on your left, turn right into Hall Bank.

- A beautifully presented semi-detached property
- Situated within Mobberley village
- Spacious & flexible living accommodation
- Breakfast kitchen & separate utility room
- Four bedrooms
- Bathroom (with bath & separate shower)
- Beautiful split level gardens with stunning open views overlooking the Conservation area
- Off road parking
- Two large detached garages

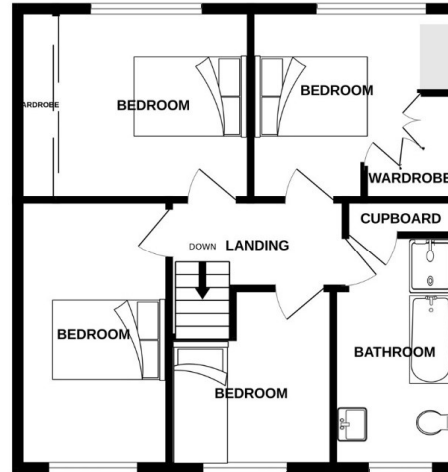
Postcode – WA16 7JA
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



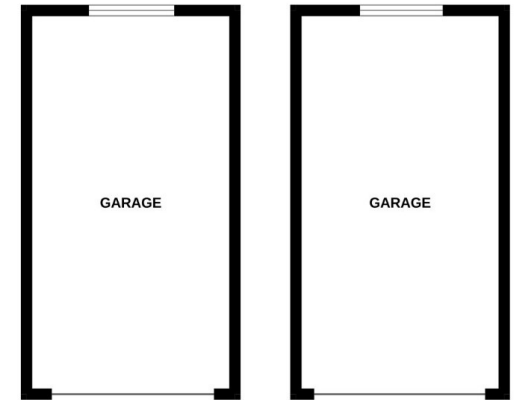
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



EXTERNALLY
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.

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