



Mobberley
Edenfield Close

Mobberley, WA16 7EE

Edenfield Close

Offers Over £385,000



The Property

This lovely spacious semi-detached home provides good quality accommodation over two floors with ample living space, ideal for couples and families with planning permission granted for further extension if required (Cheshire East planning application reference number 22/2388M). Particular mention must be made of the stunning and bright open-plan living dining room, offering a modern, sociable space to accommodate most lifestyles. The property enjoys an enviable position at the head of a quiet and peaceful cul-de-sac, situated just a short stroll from Mobberley Village and convenient for access to Knutsford, Wilmslow and Alderley Edge.

The property is approached via small front garden and driveway providing off-road parking. To the rear is a private, enclosed garden laid mainly to lawn and surrounded by mature trees and shrubs with uninterrupted views across the adjoining countryside.

A patio area accessed off the garden room gives ample opportunity for alfresco dining and enjoying the afternoon sun with family and friends.

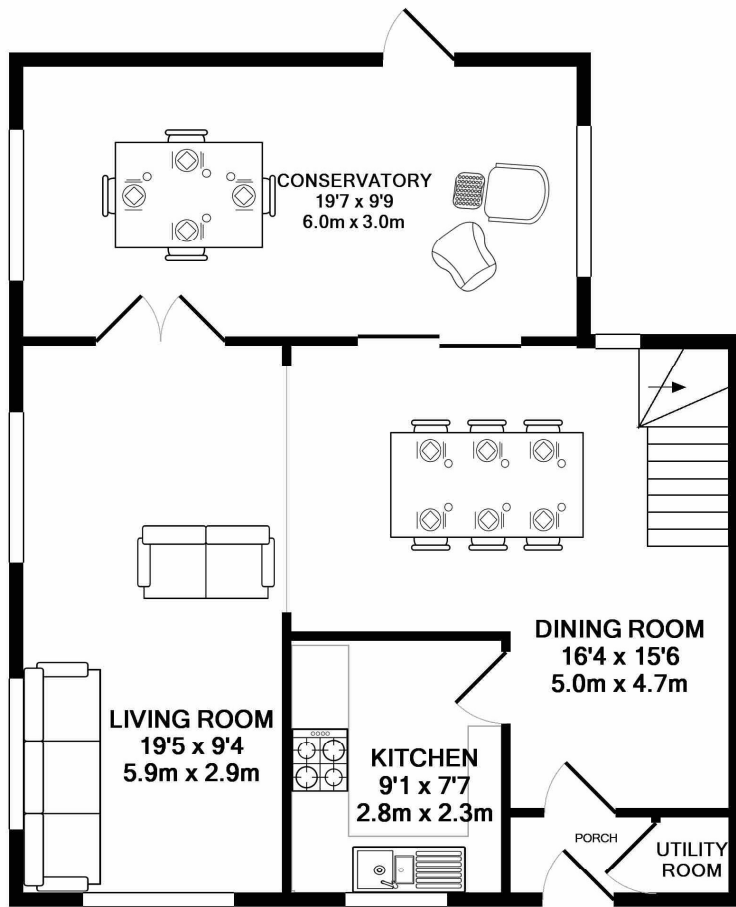
Directions

From the town centre, proceed onto King Edward Road (A50) turning left at the traffic lights and passing the railway station on the left hand side. At the next set of 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 second left onto Edenfield Close.

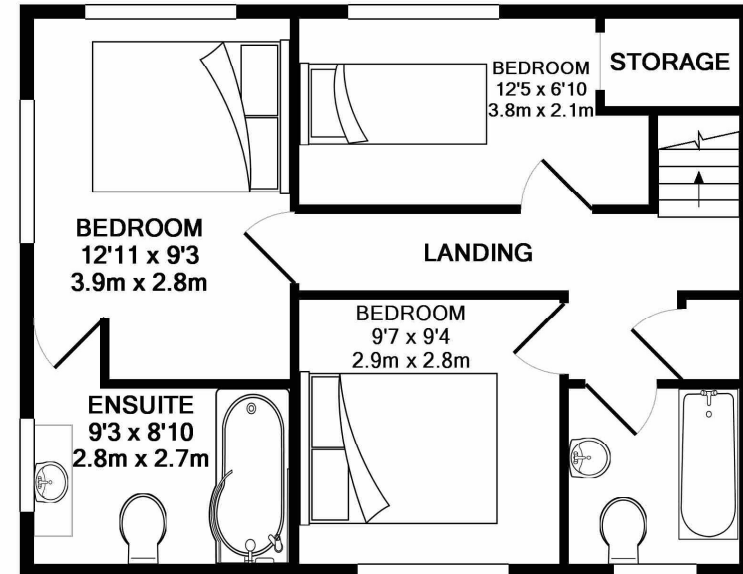
- A refurbished and extended semi-detached property
- Situated just a short stroll from local amenities in the village
- Stunning open plan living dining room with double doors leading to rear conservatory
- Three bedrooms (en-suite to master)
- Garden
- Lovely views over the nature reserve
- Off road parking

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





GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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