



Mobberley
Edenfield Close


IRLAMS
of Knutsford



Mobberley, WA16 7EE

Edenfield Close

Offers Over £320,000



The Property

This lovely three-bedroom semi-detached property positioned on a quiet cul-de-sac in the heart of Mobberley village. This property has been well maintained over the years by the current owners to now offer light, spacious and flexible living accommodation over two floors.

Particular mention must be made of the generous living dining room space to the ground floor with French doors out to the private garden, separate kitchen, the spacious detached garage as well as the potential to extend and remodel due to the size, nature and aspect of the plot subject to relevant planning permissions.

Located in a quiet location the Mobberley Nature Reserve can be accessed at the head of the road whilst also being ideally positioned for all major network links to the North West and beyond.

The property is approached over a flagged pathway with lawned garden and feature planting and driveway to the right hand side leading to the detached garage via wooden gate.

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 living room, ideal for alfresco dining, fully enclosed by wood lap fencing.

Directions

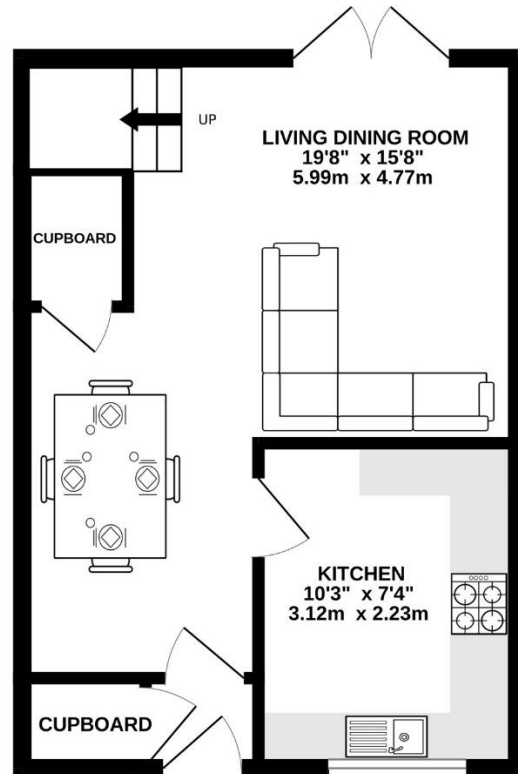
From the town centre, proceed onto King Edward Road (A50) turning left at the traffic lights and passing the railway station on the left hand side. At the next set of traffic lights turn left up Hollow Lane which leads onto Mobberley Road. Proceed along Mobberley Road through the traffic lights, passing 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 where the property will be seen on your right.

- A well-presented semi-detached property
- Situated just a short stroll from local amenities in the village
- Open plan living dining room with double doors leading to the rear garden
- Three bedrooms
- Bathroom
- Private enclosed garden
- Off road parking
- Detached garage

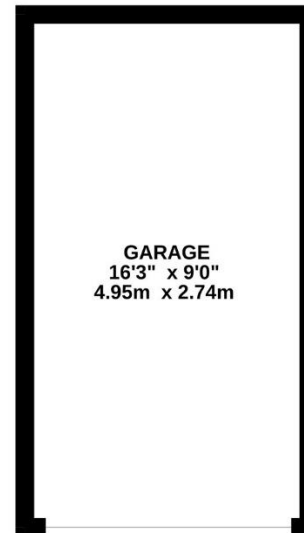
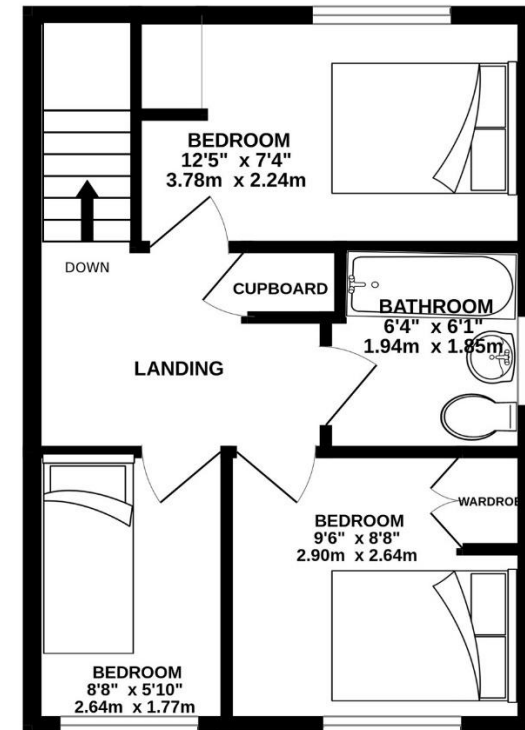
Postcode – WA16 7EE
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

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