



Mobberley
Appleby Crescent


IRLAMS
of Knutsford

Mobberley, WA16 7GB

Appleby Crescent

£575,000



The Property

This beautifully presented four bedroom semi detached family home has been lovingly maintained, improved and extended over the years to now provide light, modern and spacious living accommodation over two floors. Situated in an enviable position in a peaceful and quiet cul-de-sac forming part of an exclusive development of similar homes in the heart of Mobberley village.

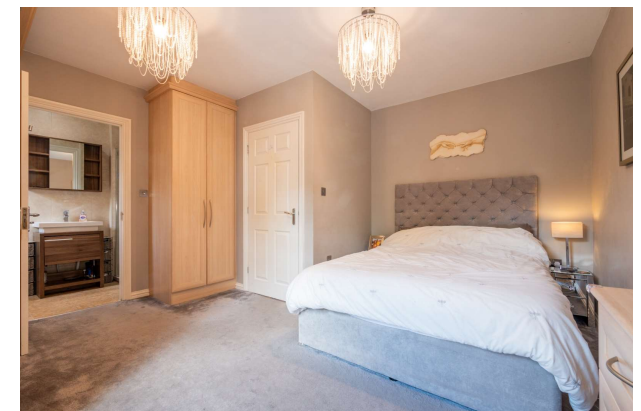
Particular mention must be made of the stunning dining kitchen complete with breakfast bar with patio doors opening on to the private rear garden as well as the recently added family room with Velux window flooding the space with an abundance of natural daylight.

Externally, the property is approached over paved path flanked by a low maintenance front garden with seating area. In addition, there is a single garage to the right hand side of the property with tarmac drive providing off road parking for two vehicles.

The rear gardens are a lovely feature of the property, being incredibly private. The garden has been thoughtfully landscaped with artificial grass, raised beds and mature stocked borders fully enclosed by woodlap fencing. Large flagged patio area accessed from the rear of the property providing fantastic opportunity for alfresco dining and enjoying the afternoon sunshine with family and friends.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) turning left down Adams Hill passing the railway station. At the next 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. After passing Mobberley Bakery & the local shops on your right the entrance to Appleby Crescent will soon be seen on your left.



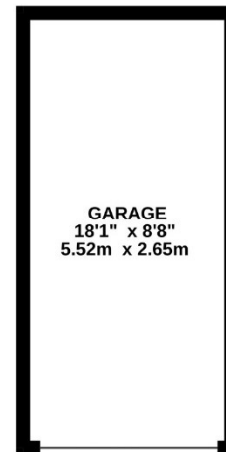
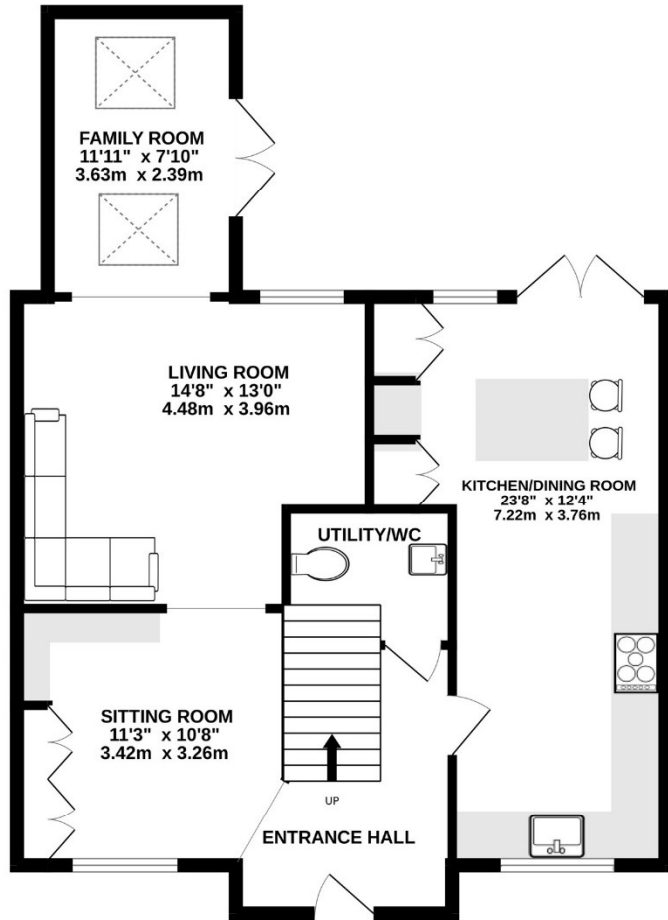
- A beautifully presented semi-detached family property
- Situated within Mobberley Village, close to local amenities
- Spacious & flexible living accommodation
- Superb dining kitchen with island unit & breakfast bar seating
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed rear garden with patio and artificial lawned areas
- Garage & parking

Postcode – WA16 7GB
EPC Rating – TBC
Tenure – Leasehold (999 years)
Local Authority – Cheshire East
Council Tax – Band F

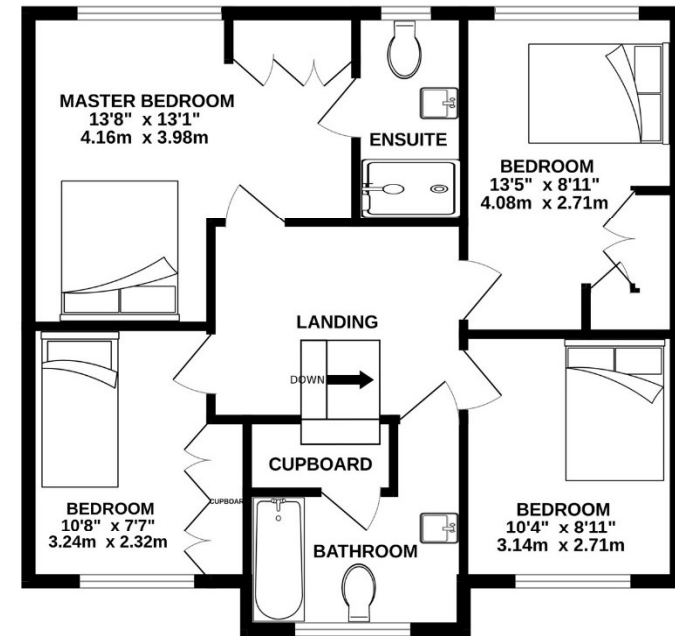
Service Charge – £89 paid quarterly
Ground Rent – £50 paid quarterly



GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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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