



Mobberley
Appleby Crescent

Mobberley, WA16 7GB

Appleby Crescent

£545,000



The Property

This beautifully presented townhouse is set over three floors forming part of an exclusive development situated in an enviable position in a quiet cul-de-sac location at the heart of Mobberley Village Conservation Area. Outstanding schools, award winning gastropubs and cross country walks all within close proximity to the property. There is also fantastic access to all local amenities and also sits just a few minutes' drive from the towns of Knutsford, Alderley Edge and Wilmslow. The property itself comes immaculately presented throughout and offers generous, modern and flexible living space. Particular mention must be made of the dining kitchen with French doors out to the rear courtyard garden, the stunning first floor living room with balcony as well as the large integral garage which can be conveniently accessed from the entrance hall.

The property is approached via a lovely front garden with driveway parking for multiple vehicles. To the rear is a private and fully enclosed courtyard style garden laid with Indian Stone and bordered by woodlap fencing.

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.

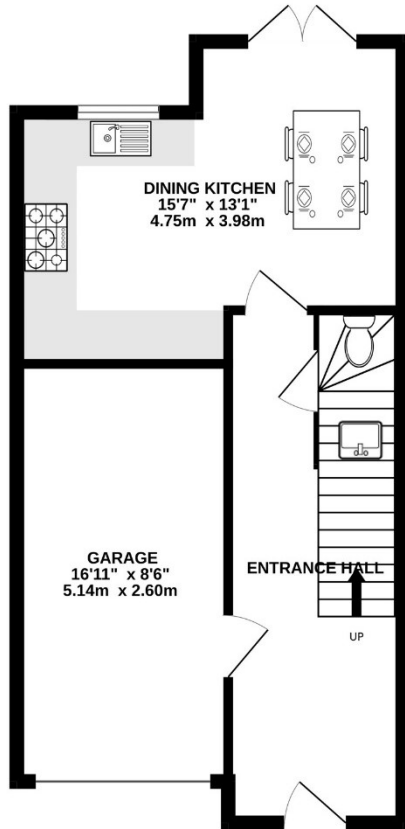
- A beautifully presented semi-detached family property
- Situated within Mobberley Village Conservation Area, close to local amenities
- Spacious & flexible living accommodation situated over three floors
- Superb dining kitchen
- Three generous double bedrooms
- Two bathrooms (one en-suite)
- Enclosed rear courtyard garden
- Driveway providing off road parking

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

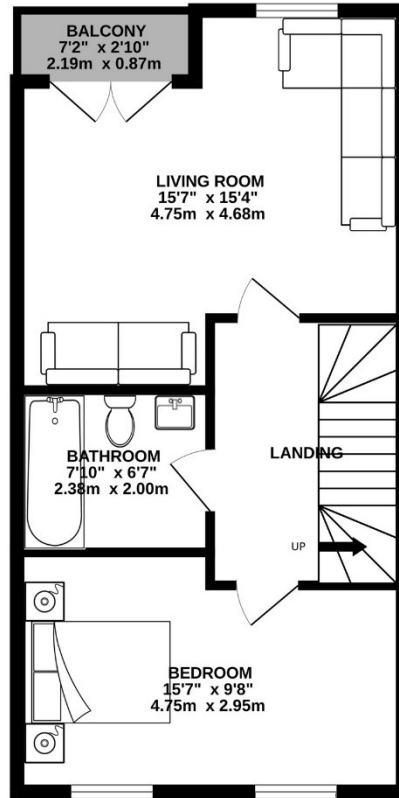
Ground Rent – (£195 per annum)



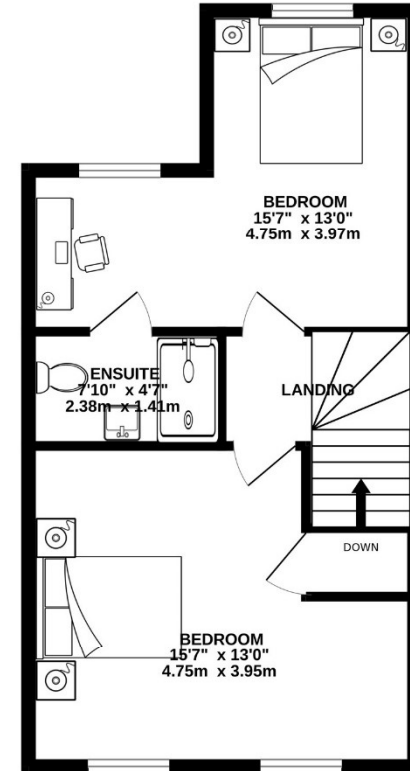
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 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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