



Mobberley  
Townfield Road





# Mobberley, WA16 7HG

## Townfield Road

### £325,000



### The Property

This beautifully presented three bedroom semi-detached property has been lovingly improved and extended over the years to now provide light, spacious, flexible accommodation over two floors. Particular mention must be made of the open plan living accommodation with the addition of the conservatory to the rear as well as the utility space and large cloakroom off the kitchen.

There is also fantastic potential to further extend and remodel due to the size and nature of the plot (subject to relevant permissions).

The property is situated on a quiet no through road in the heart of the village, a stone's throw from the local shops and amenities and close to the Mobberley Conservation Area whilst being ideally positioned for all major network links to the northwest and beyond.

Approached via the driveway, providing ample off road parking leading to the front and side entrances and car port, flanked by lawned garden with feature tree and well stocked borders, retained by mature hedging.

The rear garden is a lovely feature of the property, being of a generous size with a high degree of privacy and an open aspect.

Laid to lawn again in the main with feature planting, fully enclosed by wood lap fencing and well-established hedging. Large flagged patio area off the conservatory provides ideal opportunity for alfresco dining and enjoying the evening sunshine with family and friends.

### Directions

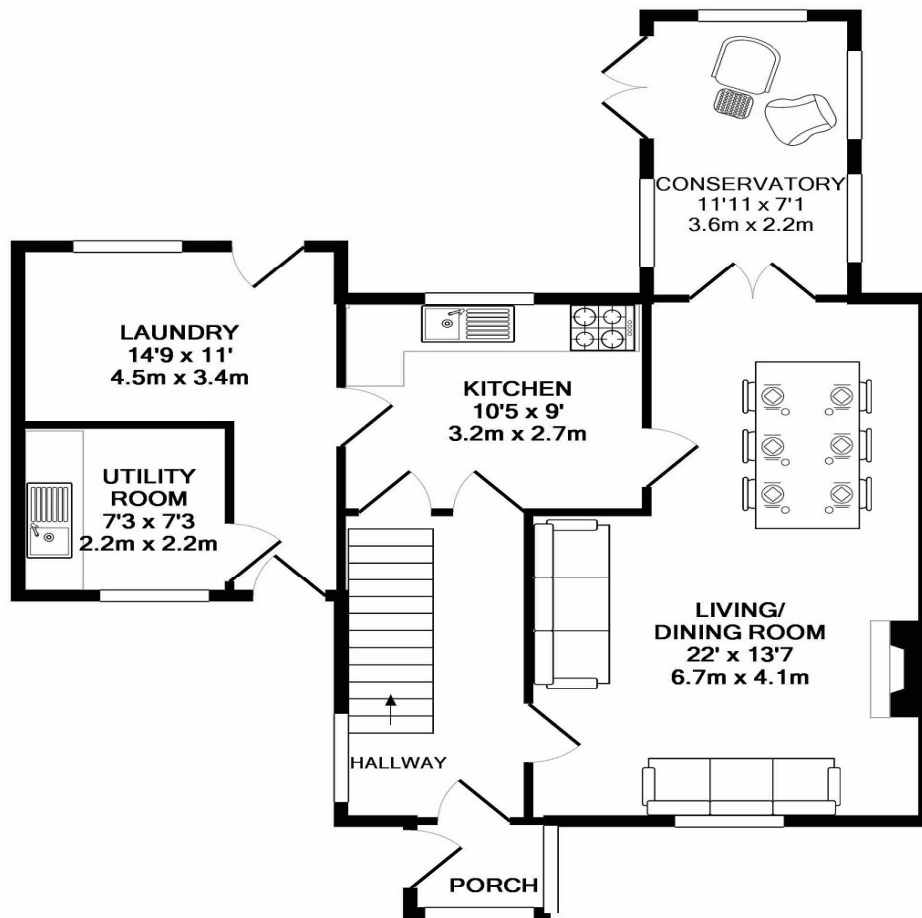
From the town centre, proceed onto King Edward Road (A50) turning left at the traffic lights and passing the railway station on the left hand side. At the next set of traffic lights turn left up Hollow Lane which leads onto Mobberley Road. Proceed along Mobberley Road through the traffic lights, passing Bentley Manchester on the left hand side and continue along the road into Mobberley. Turn right onto Edenfield Road and take the first left onto Townfield Road where the property can be found on the left hand side.



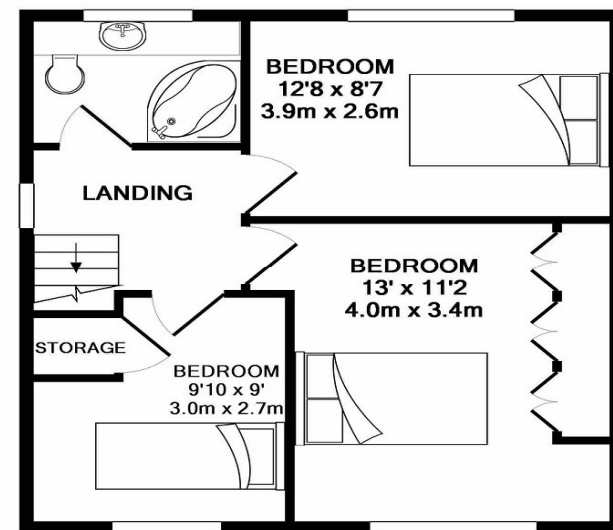
- A beautifully presented semi-detached property
- Situated with the heart of the village close to local shops & amenities
- Spacious living accommodation
- Three generous bedrooms
- Lovely enclosed rear gardens with lawn & patio area
- Driveway & car port providing ample off road parking
- Potential to extend (subject to planning permission)

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 705 SQ.FT.  
(65.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.9 SQ.M.)

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