



Knutsford
Mobberley Road


IRLAM
of Knutsford

Knutsford, WA16 8EQ

Mobberley Road

£450,000



The Property

This beautifully presented three-bedroom townhouse has very recently undergone a full programme of refurbishment to now provide light, spacious and flexible living accommodation over three floors in a contemporary style. Particular mention must be made of the remodelled ground floor incorporating a refitted breakfast kitchen with stone worktops, fitted appliances and sliding doors to the garden, the refitted family bathroom in a modern style as well as the new heating system and windows throughout the property.

Located in a sought-after position close to the town centre, set back from the road, a short walk to all local amenities whilst being well positioned for all major network links to the Northwest and beyond, also 10 minutes' drive from M6 and 25 minutes from Manchester Airport whilst also having easy access to North Wales and The Peak District.

The property is approached over a tarmac driveway with flagged pathway leading to the front entrance. The rear gardens are of a good size with a private aspect, laid to lawn in the main with feature specimen tree, fully enclosed by wood lap fencing. Flagged patio area, accessed off the breakfast kitchen provides ideal opportunity for alfresco dining and enjoying the pleasant aspect.

Directions

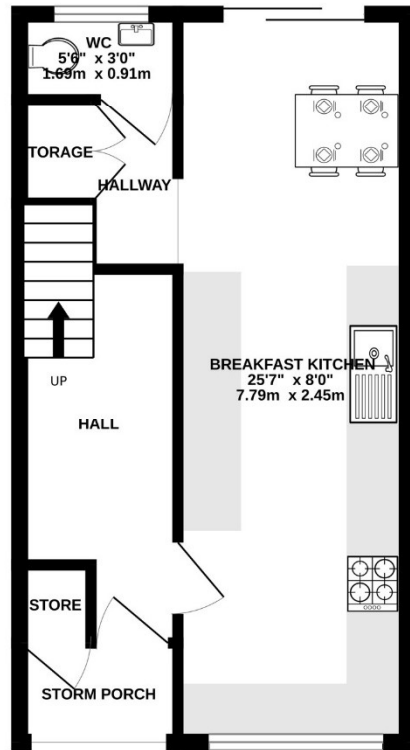
From Knutsford Town Centre turn down Adams Hill (A537) passing the rail station and Aldi supermarket. At the lights continue up Brook Street and turn sharp left at The Legh Arms public house onto Mobberley Road. Turn next right onto Manor Park South and the driveway round to the property will be seen immediately on your left.

- A spacious three storey townhouse
- Situated in a quiet backwater within a short stroll of Knutsford town centre and train station with trains direct to Manchester and Chester
- Refurbished throughout
- Flexible living accommodation
- Breakfast kitchen with integrated appliances
- Two/three bedrooms
- Enclosed garden
- Off-road parking
- No chain

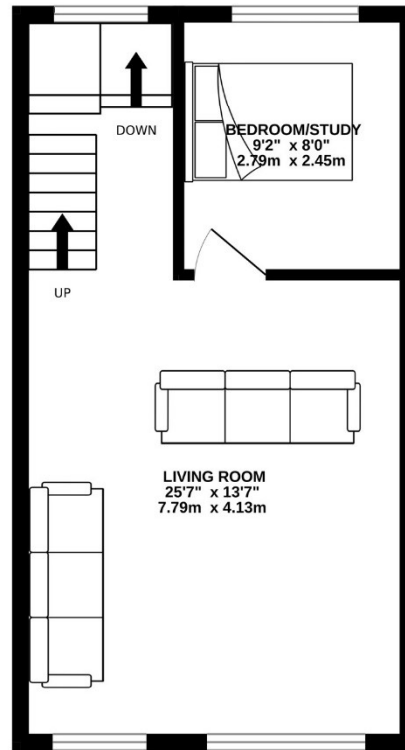
Postcode – WA16 8EQ
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



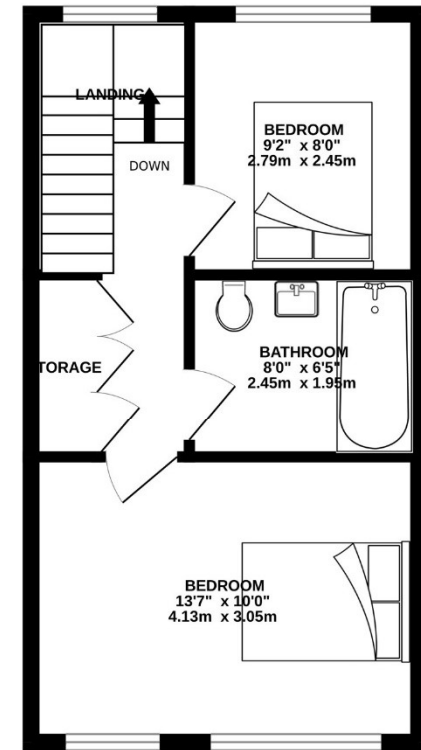
GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

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