



Mobberley
Town Lane


IRLAMS
of Knutsford



Mobberley, WA16 7EX

Town Lane

Offers over £335,000



The Property

This charming and beautifully appointed, two bedroom terraced property has been lovingly maintained and improved over the years to now provide light and flexible living accommodation in the heart of Mobberley village. The current owner has obtained planning permission for a rear side extension to further enhance the overall size of the ground floor accommodation if required. Cheshire East Planning Reference 23/3238M. Particular mention must be made of the spacious Dining Room with feature fire and door leading out to the generous rear garden, the lovely separate Living Room with feature fireplace as well as the generous room proportions throughout the property. There is also a loft room accessed via a pull down ladder, perfect for storage or occasional use. The property is approached over a gravel driveway, providing more than ample parking, leading to the front entrance all fully enclosed by mature hedging.

The rear gardens are true delight and larger than expected for a property of this type and style. Laid to lawn in the main with established borders and hedging, fully enclosed by wood lap fencing and brick elevations. A stone patio area, accessed off the dining room provides ideal opportunity for alfresco dining and enjoying the private aspect.

Directions

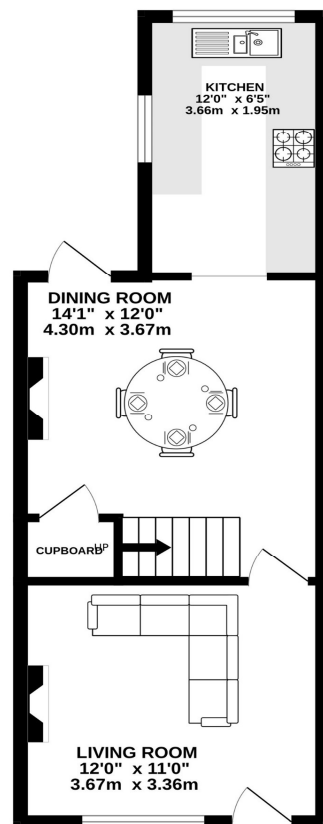
From Knutsford town centre proceed down Adams Hill and turn left at the traffic lights up on to Hollow Lane. Continue onto Mobberley Road and proceed for approx. 2 miles into Mobberley Village. Upon entering the Village along Town Lane, just prior to the Village Bakery turn left into the drive and the property is on the left.

- A beautifully appointed terraced property
- Situated in the heart of Mobberley Village & a short stroll from local amenities
- Two spacious reception rooms
- Two bedrooms
- Loft room/occasional bedroom
- Private enclosed rear garden
- Driveway providing off road parking
- Planning permission granted to extend at rear

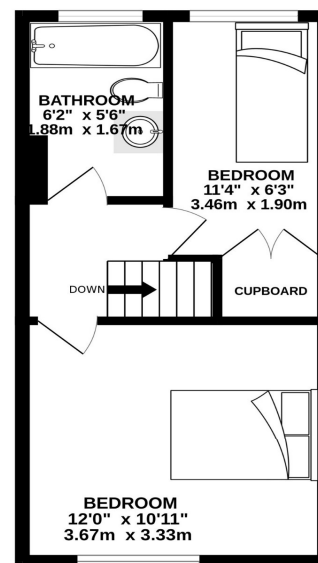
Postcode – WA16 7EX
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 sq.m.) approx.

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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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