



Knutsford

Lavender House, Mobberley Road



Knutsford, WA16 8EQ

Mobberley Road

£450,000



The Property

This charming, distinctive and characterful semi-detached house exudes curb appeal and is situated in an enviable position, forming a row of similar period properties on a one way street.

Lavender House is within Crosstown Conservation Area, a beautiful, quiet backwater at the heart of Knutsford Town Centre and within a short walk of all local amenities including the shops, bars and restaurants, as well as Knutsford Railway Station. Also on the doorstep are Knutsford's stunning outdoor spaces such as Tatton Park and The Heath.

This striking property has been lovingly and sympathetically maintained over the years to provide modern accommodation blended with period features throughout such as original beams and an open fireplace.

Particular mention must be made of the stunning master bedroom with balcony offering further alfresco living in addition to the enclosed cobbled front courtyard and small south facing garden on a separate title, that has a Right Of Way with the house from Mobberley Road down a side path.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights by the railway station. Proceed through the next traffic lights up Brook Street turning immediately left onto Mobberley Road adjacent to The Legh Arms public house. After passing Manor Park South on your right the property will soon be seen on your right.

- An immaculately presented double fronted semi-detached character property set over three floors
- Situated in the heart of Knutsford town centre & all its amenities
- Part of Crosstown Conservation area
- Stylish design with character features
- Beautiful open plan living accommodation
- Two bedrooms and landing/study space
- Spacious bathroom
- Enclosed courtyard garden
- Potential Rental Income £1,450pcm

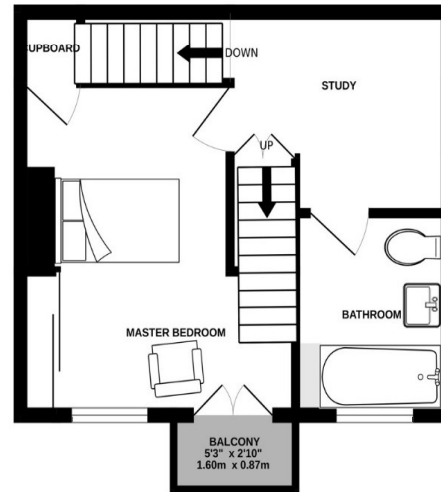
Postcode – WA16 8EQ
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



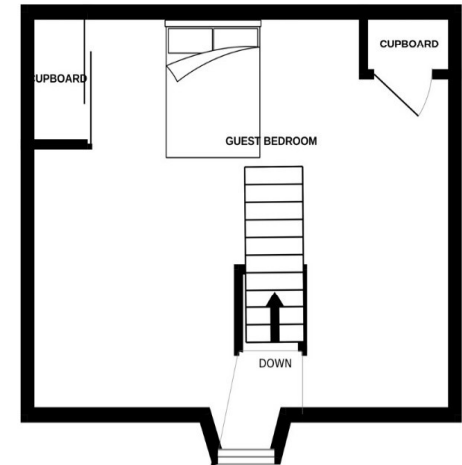
GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

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