



Knutsford  
Mobberley Road

  
IRLAMS  
*of Knutsford*





# Knutsford, WA16 8HQ

## Mobberley Road

### £395,000



## The Property

This well presented three bedroom detached dormer bungalow has been lovingly maintained over the years by the current owners to offer light, flexible and deceptive living accommodation set over two floors. Particular mention must be made of the spacious living room complete with log burning stove and dual aspect, flooding the room with natural daylight, the additional double bedrooms to the first floor, the separate conservatory as well as the extremely private rear gardens. Located in an ever-popular position the property is located well within walking distance of Knutsford town centre as well as all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond. The property is set back from Mobberley Road offering a degree of privacy and is approached over a large block paved driveway leading to the front entrance and garage. In addition, there is secluded front garden accessed from the driveway containing a wealth of feature trees, plants and mature hedging.

The rear gardens are a real delight, laid to lawn in the main fully enclosed with an array of mature hedging, specimen trees and feature planting.

## Directions

From Knutsford Town Centre proceed along King Edward Road turning left at the rail station down Adams Hill. At the lights proceed up Hollow Lane onto Mobberley Road. At the roundabout proceed straight across and the bungalow will soon be seen on your left.



- Beautifully presented detached dormer bungalow
- Short walk to local amenities & Knutsford Town Centre
- Spacious & flexible living accommodation
- Three generous bedrooms
- Enclosed, private garden
- Driveway providing off road parking
- Garage

**Postcode** – WA16 8HQ

**Tenure** – Leasehold

(999yr lease from 1963/Ground Rent £13 per annum)

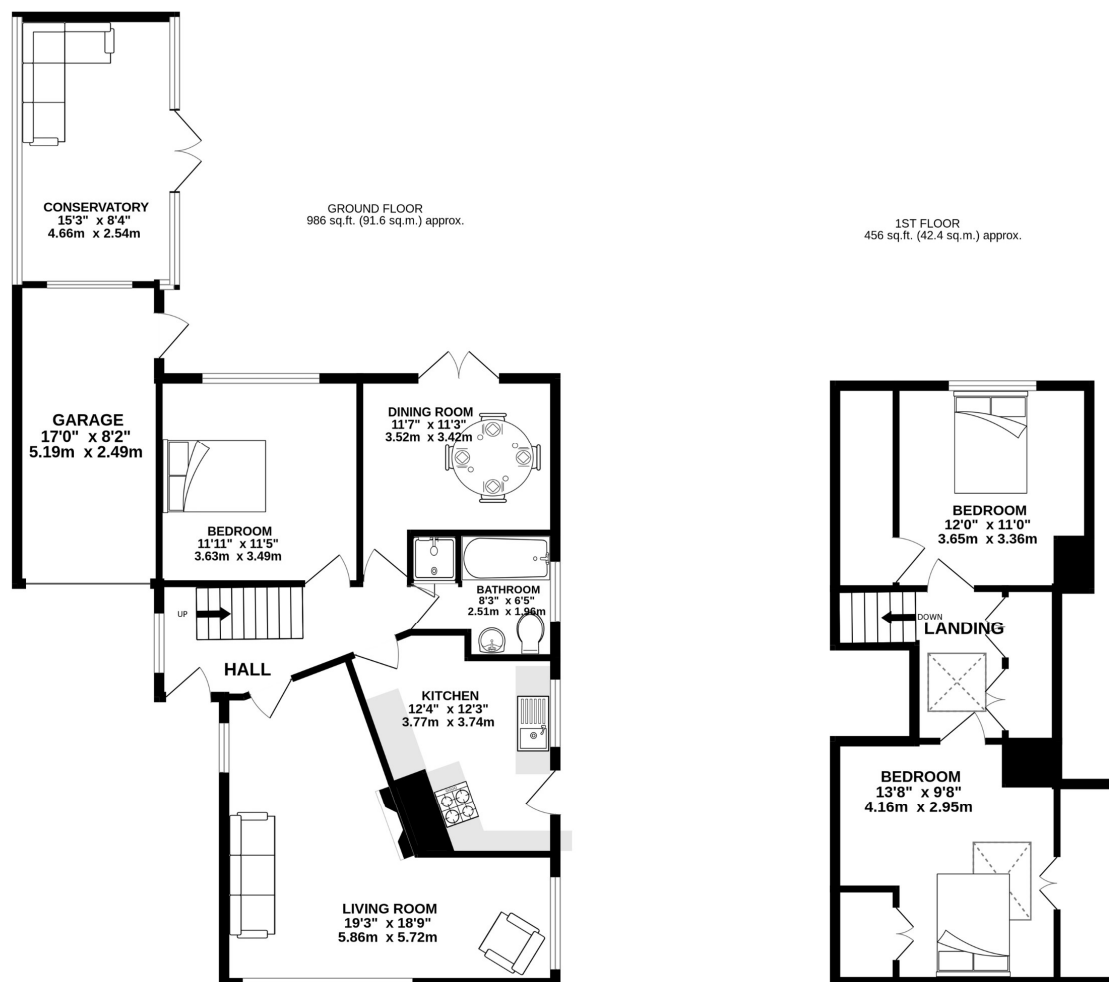
**Local Authority** – Cheshire East

**Council Tax** – Band D

**EPC** - E







TOTAL FLOOR AREA: 1442 sq.ft. (134.0 sq.m.) approx.

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