



Mobberley
Hall Lane


IRLAM
of Knutsford



The Property

This immaculately presented four-bedroom, three-bathroom detached property has been much extended, refurbished and remodelled by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the open plan living dining kitchen with island unit, breakfast bar seating, Quooker tap and bi-fold doors to the garden, the master bedroom suite with bi fold doors on to Juliet balcony, dressing room, en-suite shower room and access to balcony as well as the guest bedroom with en-suite shower room and generous L- shaped living dining room with log burner.

Located in an ever-popular position within the Mobberley Conservation Area, close to all local amenities and public houses whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a large, blue chipped slate driveway, providing more than ample parking, leading to the front entrance with mature hedging and trees. The rear gardens are a lovely feature of the property, being generous in proportions with a private, southerly aspect over adjoining countryside. Laid to lawn in the main with a range of well stocked borders surrounding, all fully enclosed by established hedging and trees. Large, flagged, stone patio area sweeps around the rear of the property, accessed by all main reception rooms and leading on to raised sun deck with pathway to summer house, provides ideal opportunity for alfresco dining and enjoying the fantastic aspect throughout the garden.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) passing the shell petrol station on the left. At the traffic lights turn left onto Adams Hill passing the railway station. At the traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road passing Bentley Manchester and proceed through the traffic lights onto Knutsford Road which becomes Town Lane. Continue through the centre of the village into Hall Lane where the property will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- An immaculately presented, detached family home situated in an ever popular position within Mobberley Conservation Area, close to all local amenities
- Very spacious & flexible living accommodation
- Superb open plan living dining kitchen with high quality integrated appliances & separate utility room
- Four very generous bedrooms & three en-suite bathrooms
- Driveway providing ample off road parking
- Stunning, private formal rear gardens with extensive lawn and patio areas, ideal for alfresco dining and entertaining overlooking open countryside







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Guide Price – £1,300,000

Postcode – WA16 7AE

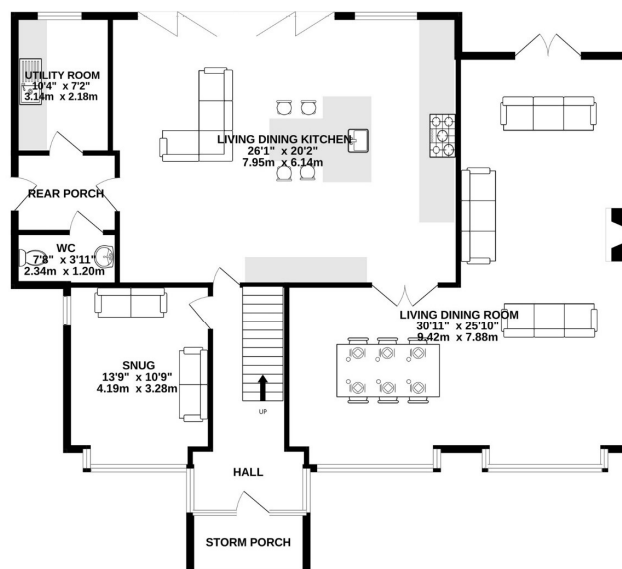
Tenure – Freehold

EPC Rating – TBC

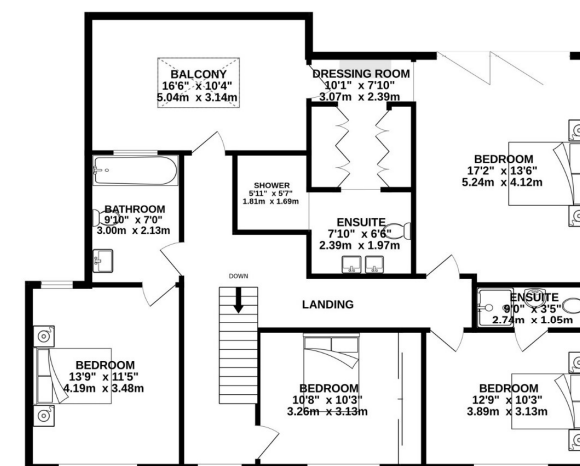
Local Authority - Cheshire East

Council Tax – Band G

GROUND FLOOR
1525 sq.ft. (141.7 sq.m.) approx.



1ST FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA : 2807 sq.ft. (260.8 sq.m.) approx.

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