



Mobberley
Town Lane


IRLAM
of Knutsford

Mobberley, WA16 7PY

Town Lane

£895,000



The Property

This immaculately presented five-bedroom, three-bathroom detached family home has been completely remodelled, extended and refurbished in very recent years by the current owners to now provide light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning, open plan Living Dining Kitchen with island unit, breakfast bar, stone worktops and sliding doors to full rear elevation, the master bedroom suite with full ensuite bathroom and walk in dressing room as well as the generous guest suite with en-suite bathroom and three further double bedrooms.

Located in a popular position in the heart of the village, a short stroll to all local amenities and fantastic public houses whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing ample off-road parking, leading to the front porch with feature planting and lawned side garden, retained by mature hedging and trees.

The rear gardens are a lovely feature of the property, being generous in proportion with a south facing, private aspect. Laid to lawn in the main with large, flagged patio area, ideal for alfresco dining and accessed off the Living Dining Kitchen, leading to detached studio, all fully enclosed by wood lap fencing. Separate driveway to the rear provides additional parking.

Directions

From the town centre, proceed onto King Edward Road (A50) turning left at the traffic lights and passing the railway station on the left hand side. At the next set of traffic lights turn left up Hollow Lane which leads onto Mobberley Road. Proceed along Mobberley Road through the traffic lights, passing Bentley Manchester on the left hand side and continue along the road towards Mobberley village. Turn right onto Town Lane service road & take the left turn where the property will be seen at the end of the road on the corner of Town Lane/Pavement Lane.

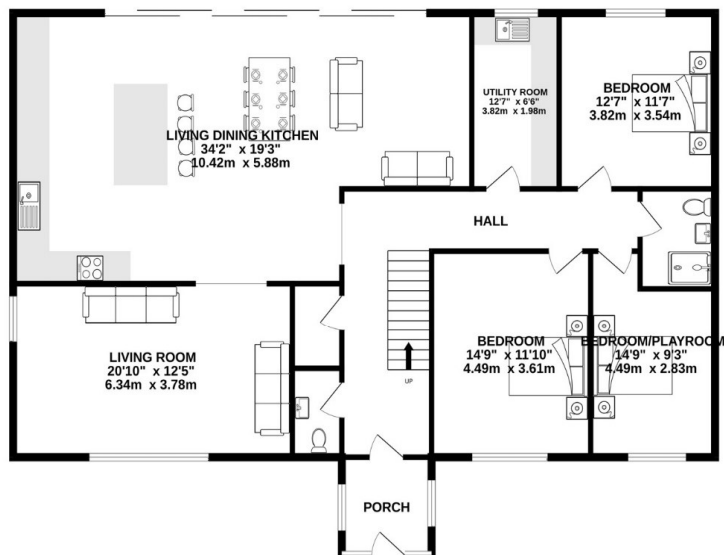


- An immaculately presented detached property
- Situated in the heart of Mobberley village & walking distance to all amenities
- Remodelled & refurbished to a high standard
- Very spacious & flexible living accommodation
- Five bedrooms
- Three bathrooms (two en-suite)
- Private enclosed gardens with lawns & patio area
- Driveway providing ample off road parking
- Detached Garden Room/Studio

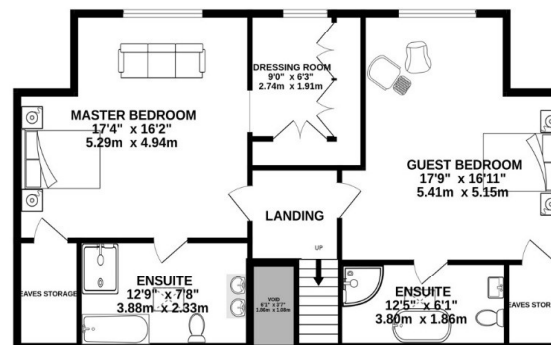
Postcode – WA16 8WR
EPC Rating – E (Since renovated)
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E



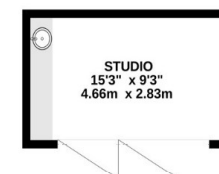
GROUND FLOOR
1705 sq.ft. (158.4 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



EXTERNALLY
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 2751 sq.ft. (255.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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