



Knutsford  
Mobberley Road

  
IRLAMS  
*of Knutsford*



# Knutsford, WA16 8EN

## Mobberley Road

Offers over £395,000



### The Property

This superb, extended, three-bedroom semi-detached house comes well-presented throughout and offers great space perfect for a variety of family setups. Set off a quiet access road back from the main road, the property is conveniently positioned within a short walk of Knutsford Town Centre and all local amenities including Knutsford's shops, bars and restaurants as well as its stunning outdoor spaces such as Tatton Park and The Moor. The house itself is deceptively spacious and comes with further potential for development (subject to relevant permissions). Particular mention must be made of the lovely open-plan dining kitchen opening out to the rear garden, the useful study/snug which also leads out to the garden, a separate utility room as well as the three double bedrooms.

The property is approached via a generous front garden with driveway parking for multiple vehicles and leading to the side entrance.

To the rear is a private, enclosed garden laid mainly to lawn with flagged patio, established plants, shrubs and raised planter beds, all enclosed by brick elevations and wood lap fencing, perfect for outdoor dining and entertaining.

### 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.





- Beautifully presented semi-detached property
- Short walk to local amenities & Knutsford Town Centre
- Spacious & flexible living accommodation
- Open plan dining kitchen with separate utility room
- Three generous bedrooms
- Enclosed, private gardens
- Driveway providing off road parking

**Postcode** – WA16 8EN

**Tenure** – Freehold

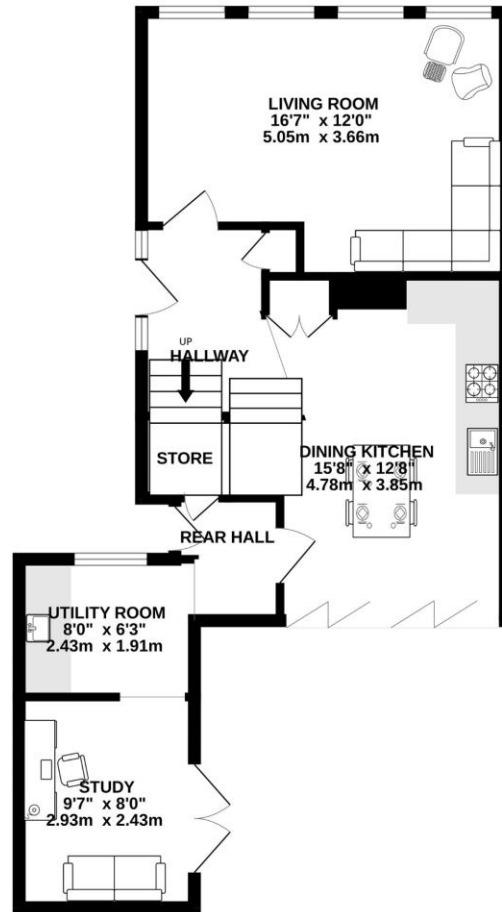
**Local Authority** – Cheshire East

**Council Tax** – Band C

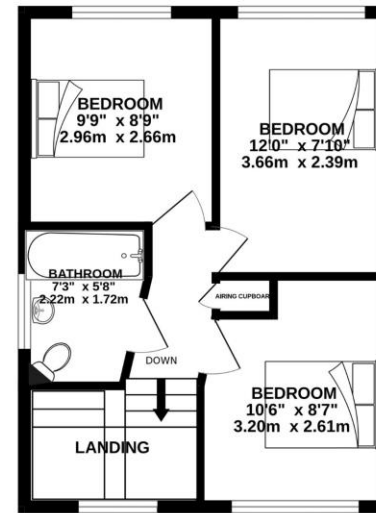
**EPC** - D



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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