



Mobberley
Great Oak Square



Mobberley, WA16 7GD

Great Oak Square

£205,000



The Property

This beautifully presented two-bedroom semi-detached property forms part of a modern development in the heart of Mobberley Village. The property has been well-maintained by the current owners and provides light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the open-plan Living Dining room with hardwood flooring, feature fireplace and French doors to the rear garden, the contemporary style bathroom and fitted wardrobes to one of the bedrooms. Presented as part of Cheshire East Council's Discount For Sale Scheme (further details available).

The property is ideally located within the centre of Mobberley village, forming a select development of similar properties around a communal green, a short and flat walk to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a tarmac driveway, providing off road leading to the front entrance and attached garage, flanked by feature planting. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open, south facing aspect. Laid to lawn in the main with well stocked borders surrounding containing a wealth of different plants and foliage, all fully enclosed by wood lap fencing. Flagged patio area, accessed off the Living Dining room provides ideal opportunity for alfresco dining and enjoying the pleasant aspect. To the front, the property overlooks the lovely communal gardens with pathway, lawned & seating areas.

Directions

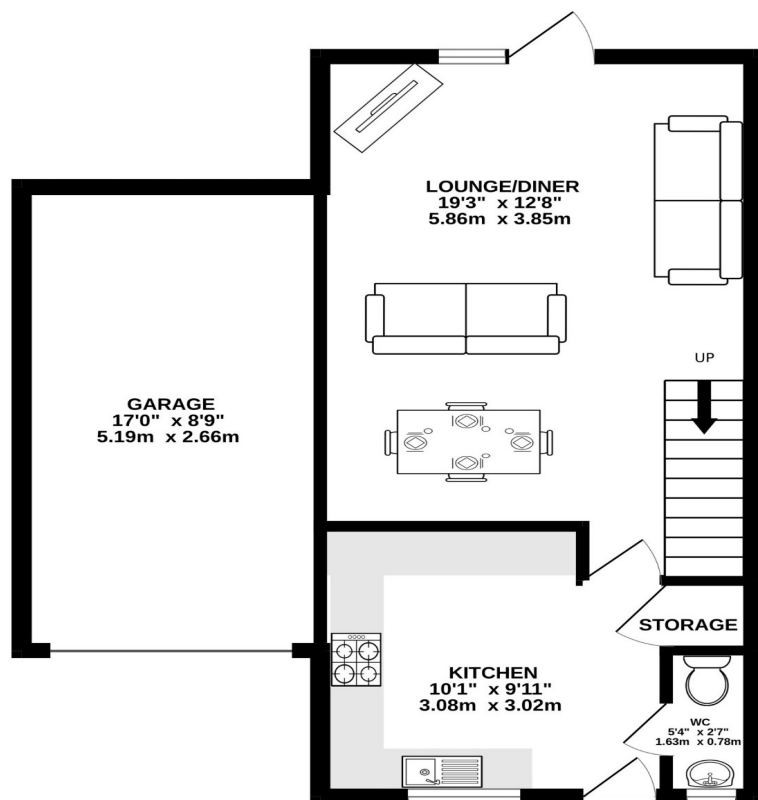
From the roundabout in Canute Square travel along King Edward Road (A50) at the traffic lights turn left passing the rail station on your left and Aldi supermarket. At the next lights turn left up Hollow Lane onto Mobberley Road. Continue along this road passing the Bentley Garage and upon entering Mobberley Village turn left onto Ilford Way and first right into Marion Drive and follow the road around Great Oak Square where the property will soon be seen.

- Spacious & flexible living accommodation
- Excellent location set back from Mobberley Village Centre
- Two generous bedrooms
- South facing garden
- Off road parking
- Single Garage

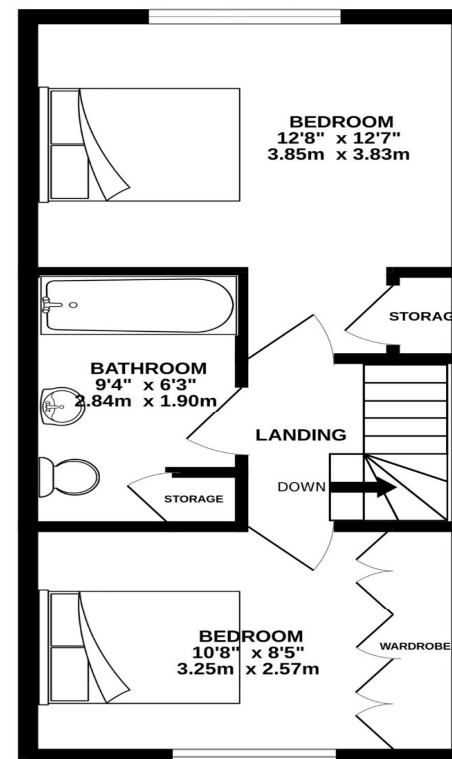
Postcode – WA16 7GD
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band C
EPC - TBC



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

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