



Mobberley
Townfield Road


IRLAMS
of Knutsford

Mobberley, WA16 7HG

Townfield Road

£385,000



The Property

This beautifully presented three bedroom family home has been thoughtfully renovated and extended to the highest of standards and now offers flexible living accommodation in a modern style. The property is positioned in a quiet cul-de-sac location in the heart of Mobberley Village. There is also fantastic access to all local amenities and also sits just a few minutes' drive from the towns of Knutsford, Alderley Edge and Wilmslow. The property comes immaculately presented throughout and offers generous living space. Particular mention must be made of the extended open plan living dining kitchen with bi-fold doors out to the private, enclosed rear garden, the stunning living room with log burner as well as the recently updated contemporary bathroom suite.

The property is approached via a double width driveway leading to the front entrance. The rear gardens are a lovely feature of the property being laid to lawn in the main, with a very private aspect fully retained by wood lap fencing and mature trees.

A gorgeous York stone patio area accessed through the bi-fold doors from the living dining kitchen offers the perfect opportunity to entertain family and friends.

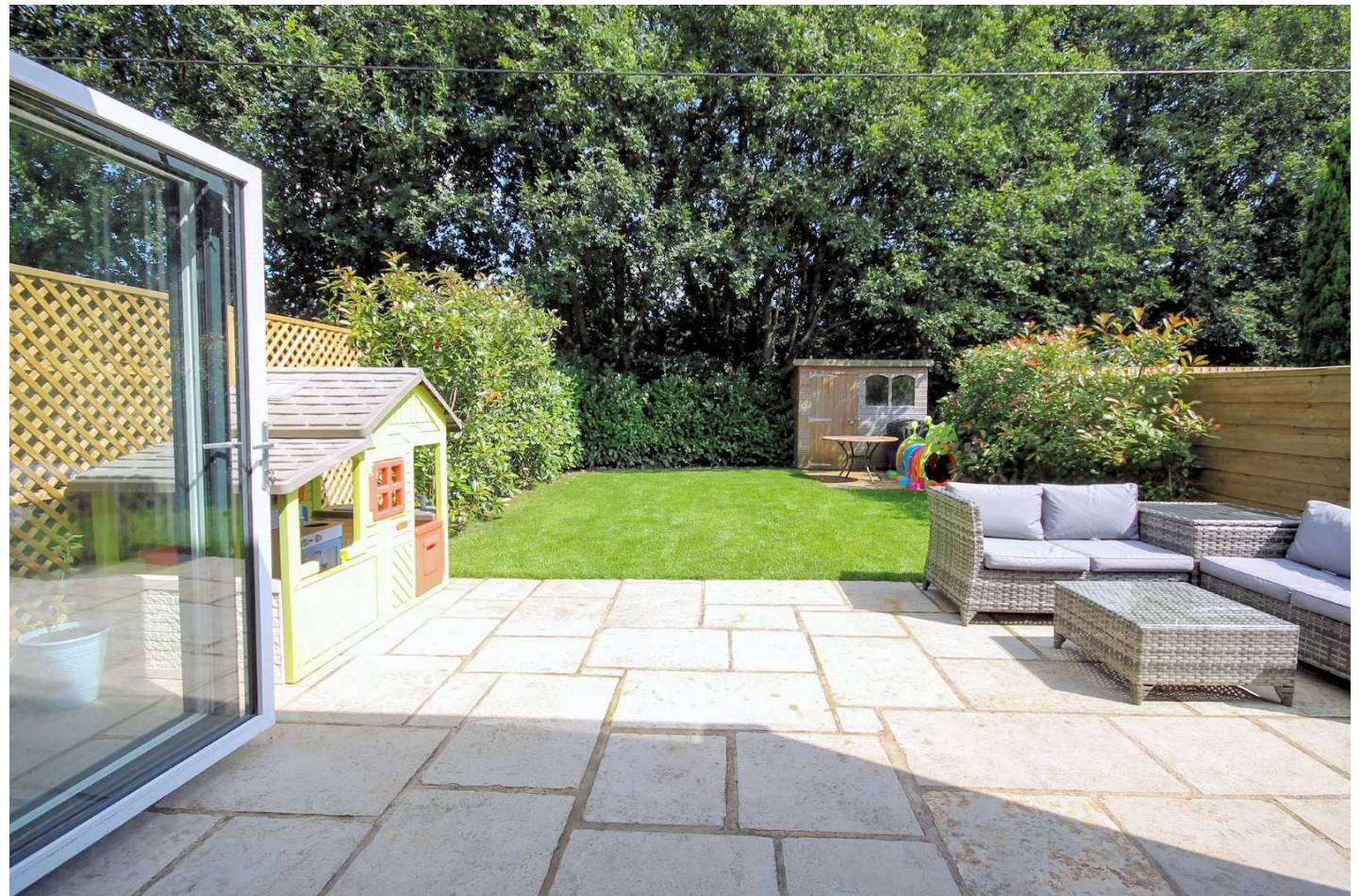
Directions

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 into Mobberley. Turn right onto Edenfield Road and take the first left onto Townfield Road and follow the road around to your right, where the property will soon be seen on your left.

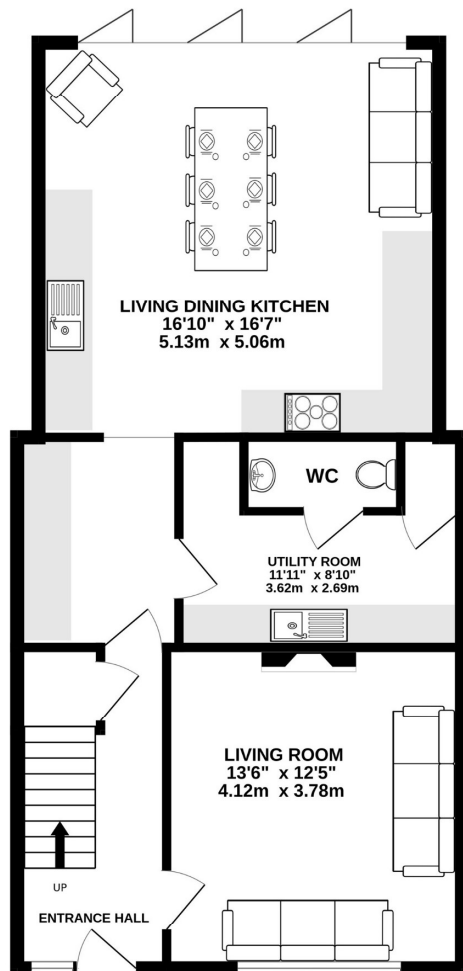


- A beautifully presented terraced property
- Situated with the heart of the village close to local shops & amenities
- Spacious living accommodation
- Stunning open plan living dining kitchen with integrated appliances
- Separate utility room & downstairs WC
- Three generous bedrooms
- Beautiful enclosed rear gardens with lawn & patio areas
- Driveway providing off road parking

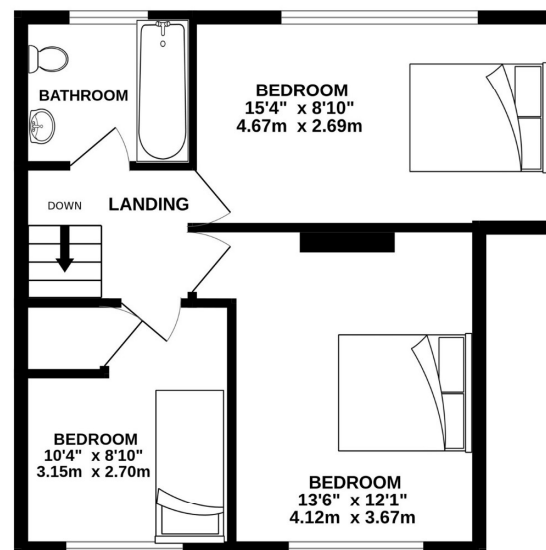
Postcode – WA16 7HG
EPC Rating – D
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

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