



Mobberley
Marion Drive

Mobberley, WA16 7GE

Marion Drive

£295,000



The Property

This beautifully appointed and charming two-bedroom mews property forms part of a popular development conveniently situated within the heart of Mobberley Village. The property itself has been very well-maintained and improved by the current owner and provides light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the spacious open-plan living lining room with French doors out to the private rear garden space, the recently updated contemporary style bathroom and en-suite as well as the fantastic external garage space ideal for additional parking or storage.

The property is ideally located within the centre of Mobberley village, forming a select development of similar properties with a lovely communal green with seating area, 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 flagged pathway, leading to the front entrance with small front garden. To the left hand side of the property, there is a tarmac driveway providing off-road parking leading to the garage. The rear garden is very private and have the benefit of not being overlooked. Laid to lawn in the main with a wealth of mature foliage and trees, all fully enclosed by wood lap fencing.

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 into Mobberley village onto Town Lane. Turn left onto Ilford Way and take the first right onto Marion Drive where the property can be found on the left hand side.

- Beautifully presented semi-detached property
- Situated in a lovely village location
- Open plan living accommodation
- Kitchen with integrated appliances
- Downstairs WC
- Two generous bedrooms
- Two bathrooms (one en-suite)
- Enclosed, private garden
- Off road parking
- Garage

Postcode – WA16 7GE

Tenure – Leasehold

(Ground Rent £240 per annum/155yr lease from 2005)

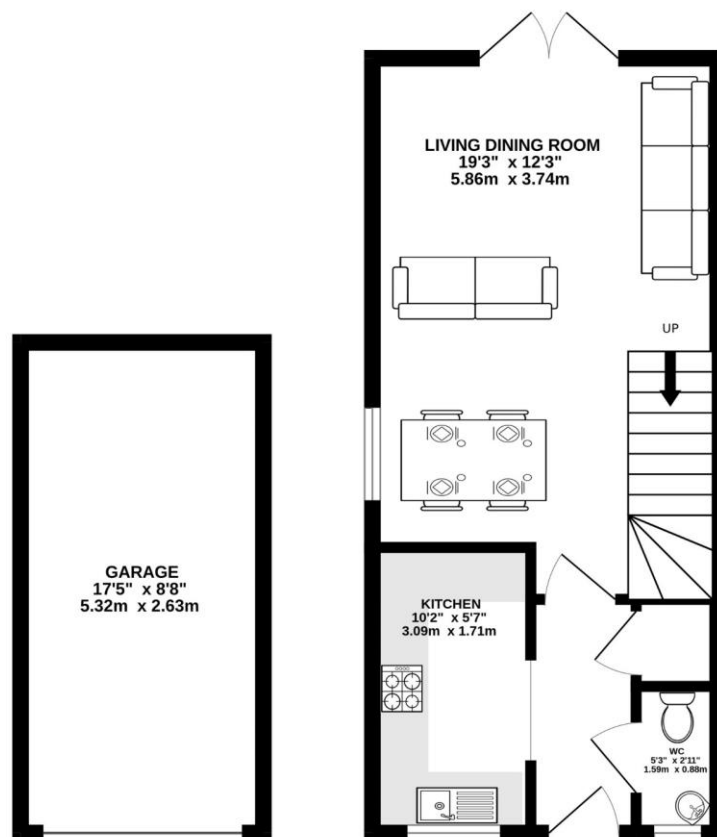
Local Authority – Cheshire East

Council Tax – Band C

EPC - TBC



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 sq.m.) approx.

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