



Mobberley  
Carlisle Close

  
**IRLAM**  
*of Knutsford*





# Mobberley, WA16 7HD

## Carlisle Close

### £450,000



### The Property

This well presented three bedroom detached property has been sympathetically maintained and improved over the years by the current owners to provide light, spacious and flexible living accommodation with fantastic potential to extend, refurbish and remodel to make one's own. Particular mention must be made of the open plan living dining room with feature fireplace and French doors to the garden, the conversion of the integral garage to provide further reception space as well as the Aga within the kitchen. There is great potential to extend and remodel due to the size, nature and aspect of the plot (subject to relevant permissions).

Located in an ever popular, private position on a development of similar properties in the heart of the village, a short 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 double width tarmac driveway, providing ample off-road parking, leading to the front

entrance and detached double garage with feature planting and mature hedging giving a high degree of privacy. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with sweeping borders surrounding containing a wealth of different plants and foliage, all fully enclosed by timber fencing and established hedging and trees. Flagged patio area, accessed off the main reception space, provides ideal opportunity for alfresco dining and enjoying the pleasant outlook.

### Directions

From Knutsford town centre proceed down Adams Hill and turn left at the traffic lights up on to Hollow Lane. Continue onto Mobberley Road and proceed for approx. 2 miles into Mobberley Village. Up on entering the Village along Town Lane, turn left onto Oldfield Drive which turns into Carlisle Close. Follow the road round to your left and the property will be seen on your right.



- Well-presented detached property
- Spacious & flexible living accommodation
- Potential to refurbish, remodel and/or extend (subject to relevant permissions)
- Short walk to all local amenities
- Downstairs cloaks/WC
- Kitchen with Aga
- Three generous bedrooms
- Lovely, private enclosed garden
- More than ample off road parking
- Detached double garage

**Postcode** – WA16 7HD

**Tenure** – Leasehold

(999 year lease – Ground Rent £40 per annum)

**Local Authority** – Cheshire East

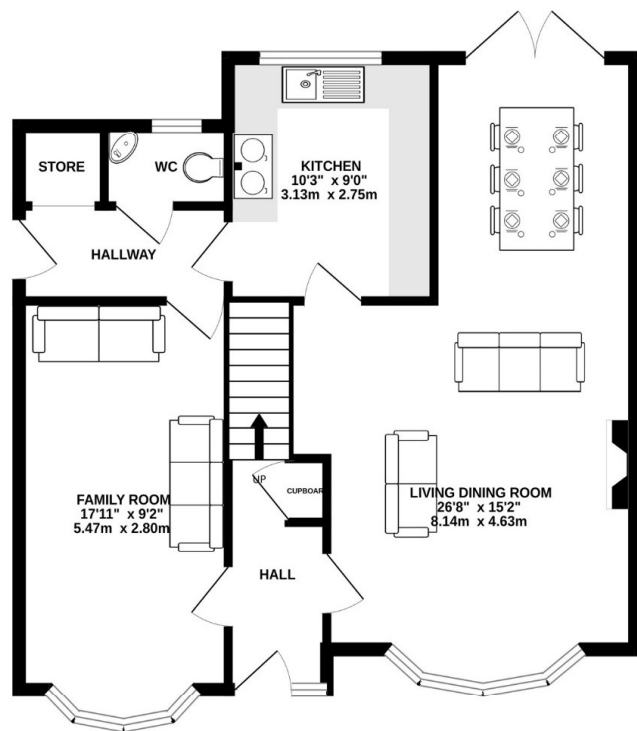
**Council Tax** – Band F

**EPC** - TBC

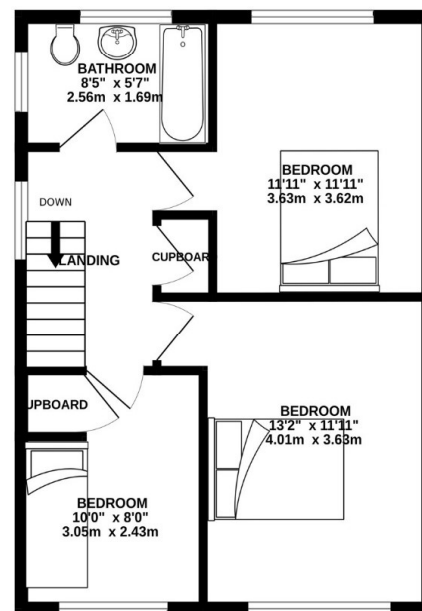




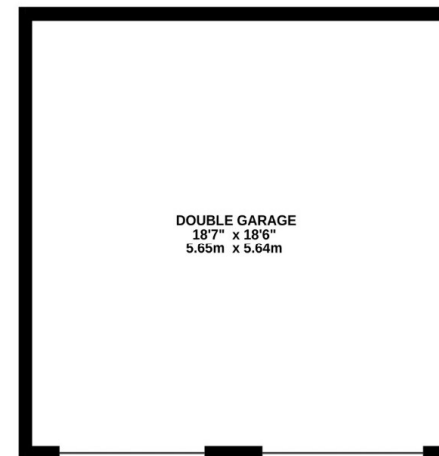
GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



EXTERNALLY  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1475 sq.ft. (137.1 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

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