



Mobberley
Carlisle Close


IRLAMS
of Knutsford



The Property

This beautifully presented three bedroom detached family home has been extended and refurbished to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the stunning, open plan Living Dining Kitchen complete with integrated appliances, breakfast bar and sliding doors out to the private south facing garden, the spacious living room with large bay window flooding the room with natural daylight, the master bedroom with fitted wardrobes as well as the beautifully appointed shower room.

Located in an ever popular position at the head of a quiet cul-de-sac in the heart of the village, close to all local amenities and fabulous award winning Public Houses 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, flanked by open lawned garden.

The rear gardens are a lovely feature of the property being of generous proportions with a private, aspect. Laid to lawn in the main all fully enclosed by wood lap fencing and established hedging. A stone flagged patio area, accessed off the Living Dining Kitchen sweeps around the rear of the property leading to the detached home office/studio and offers fantastic potential for alfresco dining and enjoying the pleasant outlook with family and friends. The property also benefits from solar panels and EV car charger.

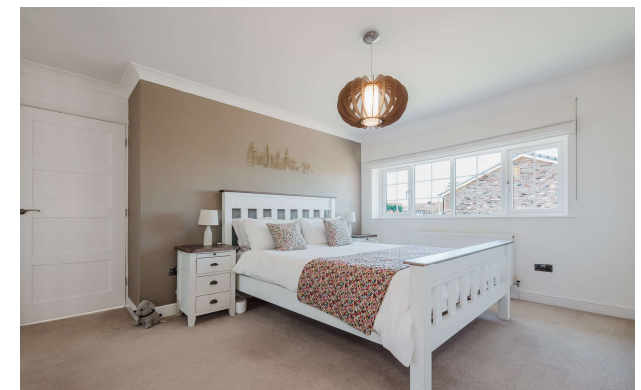
Directions

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 the left and the property will soon be seen on your left.

Mobberley, WA16 7HD

Carlisle Close

Offers over £549,000



- A beautifully presented detached property
- Situated in the heart of Mobberley village
- A short stroll to all local amenities
- Beautifully refurbished throughout
- The property benefits from air-conditioning
- Flexible & spacious living accommodation
- Three bedrooms
- Two bathrooms
- Generous, east facing gardens with lawn & patio areas
- Detached home office/studio

Postcode – WA16 7HD

EPC Rating – D

Tenure – Leasehold

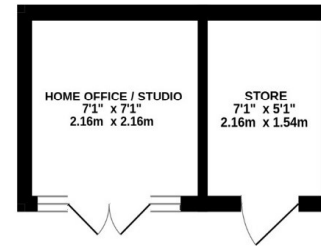
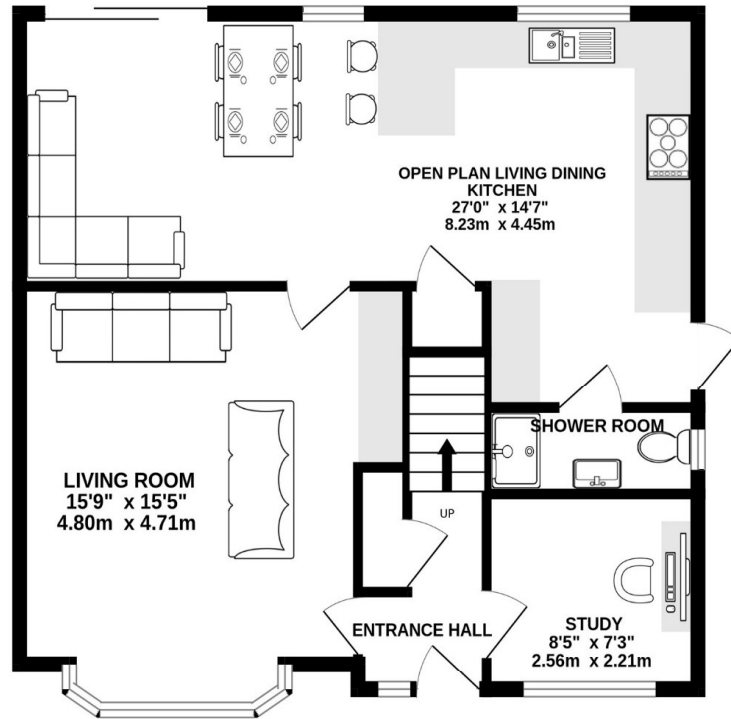
(999yr lease from 1985/Ground Rent £50 per annum)

Local Authority – Cheshire East

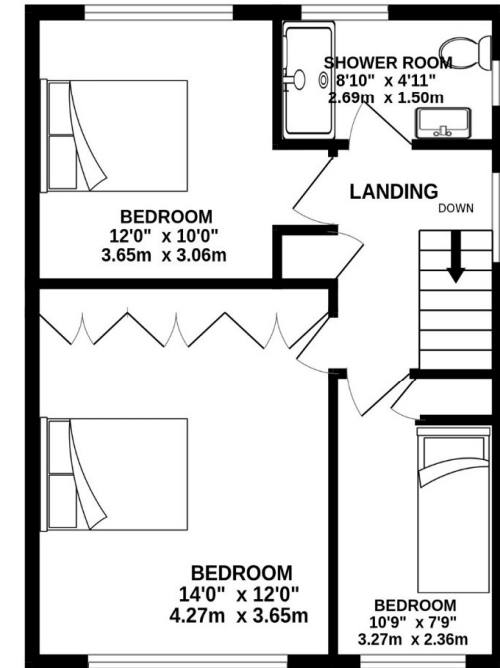
Council Tax – Band E



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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