



Mobberley
Bucklow Avenue



Mobberley, WA16 7ET

Bucklow Avenue

£360,000



The Property

This immaculately presented two-bedroom property has recently undergone a programme of renovation by the current owners and offers light, spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the stunning extended, open plan living dining kitchen with bi-fold doors leading out to the private rear garden, the separate living room with wood burning stove, beautifully refitted bathroom with free-standing bath as well as dressing room/study off the master bedroom giving fantastic potential for a potential en-suite if desired.

Located in an ever popular position within the heart of the village, close to all local amenities and the Mobberley Conservation Area whilst being ideally positioned for all major network links to the Northwest and beyond. The property is approached over a block paved driveway, providing off road parking, leading to the front entrance and side ginnel giving access to the rear, flanked by mature hedging and wood lap fencing.

The rear gardens are a lovely feature of the property, being of a generous size with a private aspect. Laid to lawn in the main with a range of well stocked raised beds fully contained by mature hedging. A path leads to an additional flagged patio area perfect for alfresco dining.

Directions

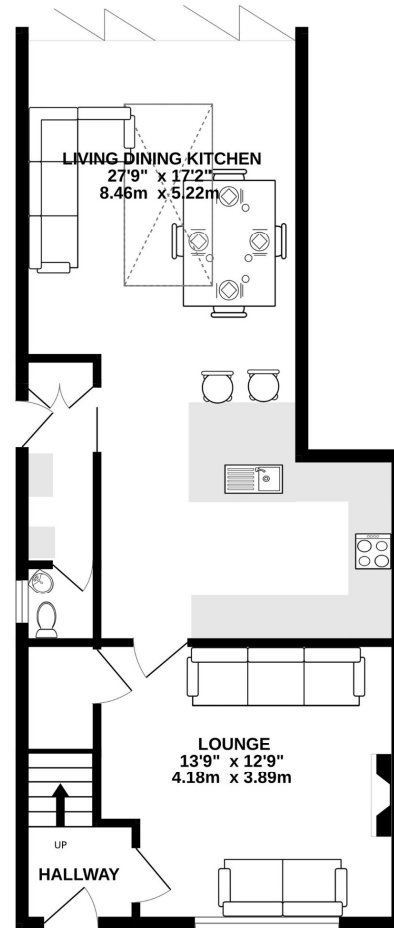
From Knutsford town centre, proceed onto King Edward Road (A50) turning left at the traffic lights and passing the railway station on the left hand side. At the next set of traffic lights turn left up Hollow Lane which leads onto Mobberley Road. Proceed along this road through the traffic lights, passing Bentley Manchester on the left hand side and continue into Mobberley village. Just prior to the local shops turn right on Bucklow Avenue where the property will soon be seen on your left.

- An immaculately presented property
- Situated in a lovely location in the heart Mobberley village
- Spacious & flexible living accommodation
- Open plan living dining kitchen with integrated appliances
- Utility room & downstairs WC
- Two generous bedrooms
- Spacious refitted bathroom
- Lovely enclosed rear gardens with lawn & patio areas
- Driveway providing off road parking

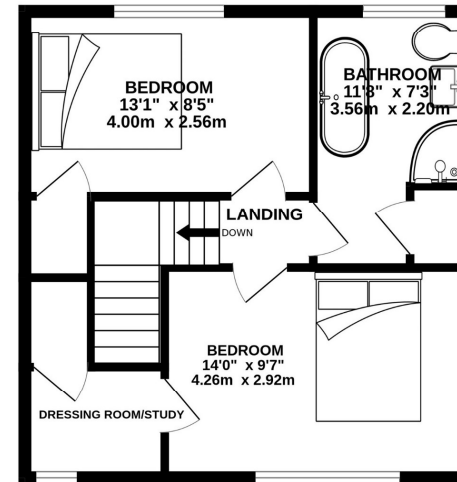
Postcode – WA16 7ET
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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.
Made with Metropix 62025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.


IRLAMs
of Knutsford