



Mobberley
Edenfield Road


IRLAM
of Knutsford



Mobberley, WA16 7HE

Edenfield Road

£345,000



The Property

This beautifully presented terraced house has been lovingly refurbished and maintained over the years by the current owners to provide modern and characterful accommodation throughout. Particular mention must be made of the large open-plan dining kitchen with French doors opening out to the rear patio.

Situated in a convenient position at the heart of Mobberley Village, the property sits within a short stroll of all local amenities including the local shops, pubs and schools and also enjoys fantastic access to Knutsford, Alderley and beyond, with open countryside on the doorstep.

The property is approached via a brick paved driveway providing off-road parking for two vehicles. To the rear is an enclosed garden laid mainly to lawn and bordered by wood lap fencing and mature shrubs and trees.

A patio area provides the perfect spot for outdoor dining and entertaining and capturing the afternoon sun with its westerly aspect. This property has great potential to extend at the rear (subject to relevant planning permission).

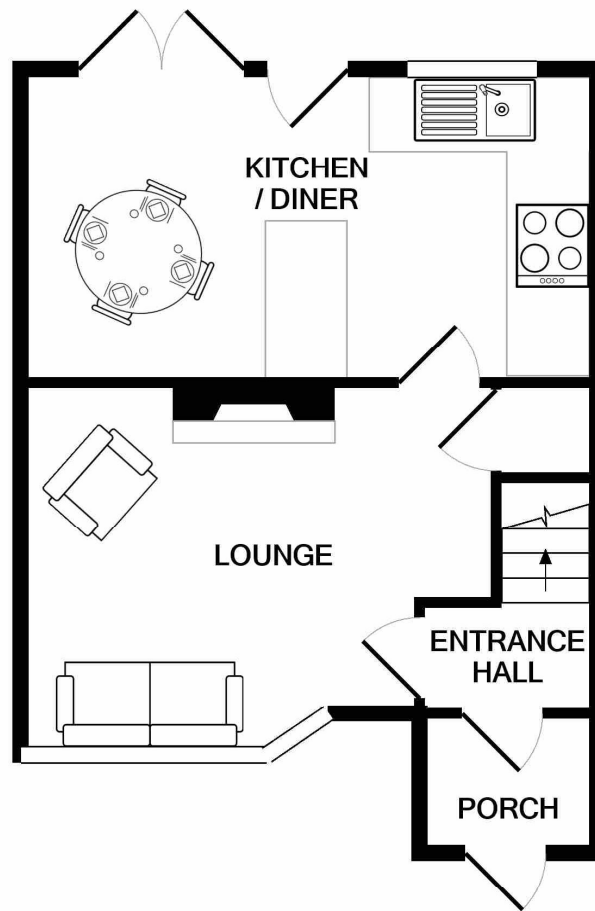
Directions

From Knutsford Railway Station head down Adams Hill and after Aldi supermarket, turn left at the traffic lights on to Hollow Lane. Continue onto Mobberley Road and proceed for approx. 2 miles in to Mobberley Village. Upon entering the village, Edenfield Road can be found shortly on the right hand side.

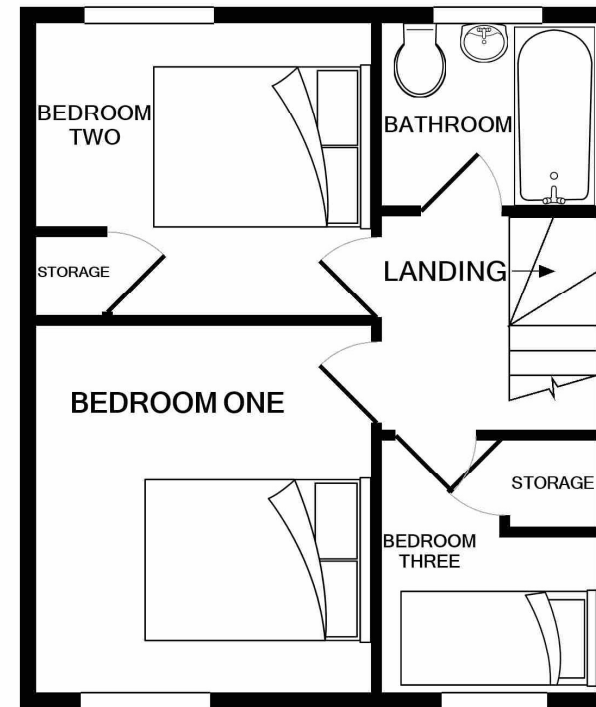
- An immaculately presented terraced property
- Situated in the heart of Mobberley village
- A short stroll to all local amenities
- Beautifully refurbished throughout
- Living room
- Fitted dining kitchen with integrated appliances
- Three bedrooms
- Bathroom
- Lovely large rear garden with lawn, patio and decked areas
- Potential to extend (subject to relevant planning permission)
- Off road parking for two vehicles

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





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

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