



**GASCOIGNE
HALMAN**

GREAT OAK SQUARE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

No Chain, Two double bedrooms, generous sized private rear garden, allocated parking and part of the "Cheshire East Low Cost Ownership Scheme"

This exciting opportunity to secure a foot on the property ladder in the heart of Mobberley Village is offered for sale with a 35% discount as part of the 'Cheshire East Low Cost Ownership Scheme; with no additional rent payable on the discounted amount!

'Deceptively spacious' is an understatement when describing this impressive well-presented 2 double bedroom Mews house, with accommodation briefly comprising; welcoming entrance hallway with cloakroom/WC., fitted kitchen, superb bright and spacious living/dining room with French doors into the garden, and on the first floor there are two double bedrooms served by a well-appointed shower-room. Warmed by GCH system and double glazed.

Externally the property benefits from an allocated parking bay and larger than average private rear garden with updated fencing and garden shed. Located within a peaceful cul-de-sac and enjoying a central green space in the heart of Mobberley Village will ensure this property appeals.

Price advertised represents 65% of full market value. No rent is payable on the remaining 35%. Potential buyers must ensure that they qualify for the scheme. Please enquire for further information.

DIRECTIONS

Sat Nav: WA16 7GD

KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

TENURE

Leasehold 155 Years from 2005 Ground rent £200 per annum Service Charge £100 per annum

SERVICES

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

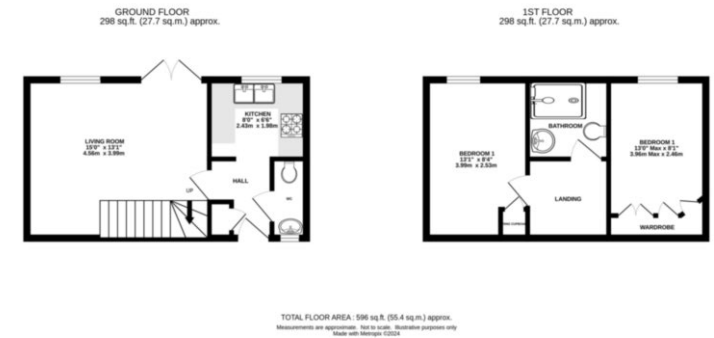
Cheshire East Council Tax Band : C

VIEWING

Viewing strictly by appointment through the Agents.

ENERGY PERFORMANCE RATING

Rating : C



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