



**GASCOIGNE
HALMAN**

TOWN LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

A particularly attractive and well-presented 2 bedroom Georgian style end of terrace which occupies a prime position in the village of Mobberley. This delightful property is further enhanced by off road parking to the rear, a well-tended rear garden and fabulous views to the front over Mobberley Nature Reserve.

On the ground floor level there are two reception areas, including a cosy living room with log-burner opening to a contemporary style fitted kitchen with granite work-surfaces, beyond which is an adjoining fully glazed breakfast room overlooking the garden. On the first floor level there are two bedrooms, with the Principal bedroom enjoying uninterrupted views over the nature reserve. A well-appointed 3-piece bathroom completes the accommodation. The property has well-tended gardens to the front and rear, as well as an allocated parking space that is accessed via Appleby Crescent.

DIRECTIONS

SAT NAV: WA16 7HW

LOCATION

Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester,

together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

TENURE

Leasehold. 978 Years remaining on Lease. Service Charge £89.10 Per Quarter. Ground Rent £97.50 PA

SERVICES (NOT TESTED)

Main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax: D

ENERGY PERFORMANCE RATING

Rating: D

VIEWINGS

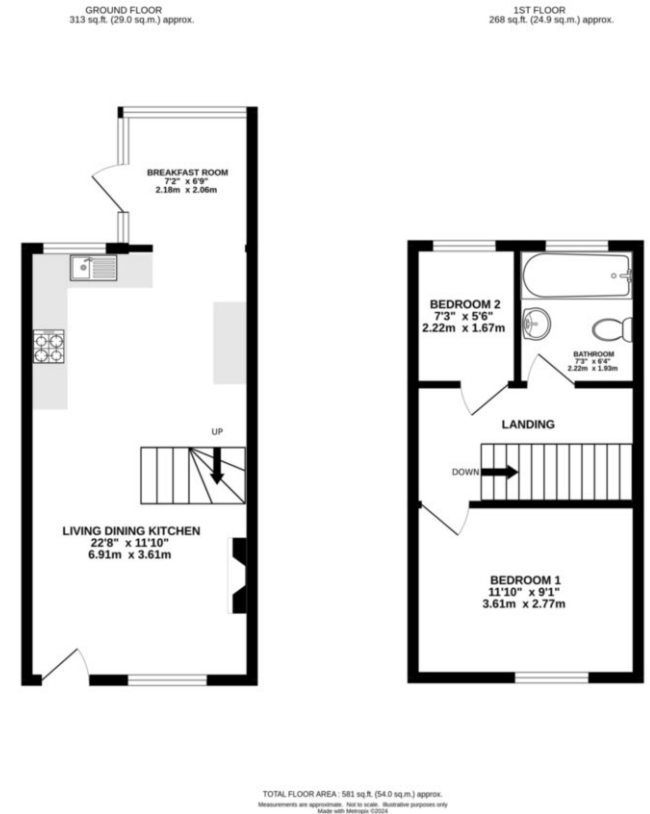
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