



**GASCOIGNE
HALMAN**

TOWNFIELD ROAD, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

A well-appointed and extended 3-bedroom, 2-bathroom terraced house with detached garden room, generous sized driveway, and rear garden with patio. Located within a quiet cul-de-sac in the heart of Mobberley Village and within a short walk of all local amenities including the popular bakery, local pubs and open-countryside walks will ensure this property appeals.

Accommodation briefly comprises; Entrance hallway with downstairs shower-room, spacious living room, and the 'heart of the house' comprises of a well-designed living dining kitchen which is flooded with natural light via bi-fold doors and Velux skylights. The well-appointed kitchen is complemented by granite worksurfaces that extend into a breakfast bar.

The first floor enjoys three bedrooms, two of which are double rooms with fitted wardrobes, and the third is larger than average. A 3-piece family bathroom completes the accommodation. Warmed by a GCH system and double glazed.

DIRECTIONS

SAT NAV: WA16 7HF

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

Freehold

SERVICES (NOT TESTED)

All 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 Band: 'C'

TOTAL FLOOR AREA

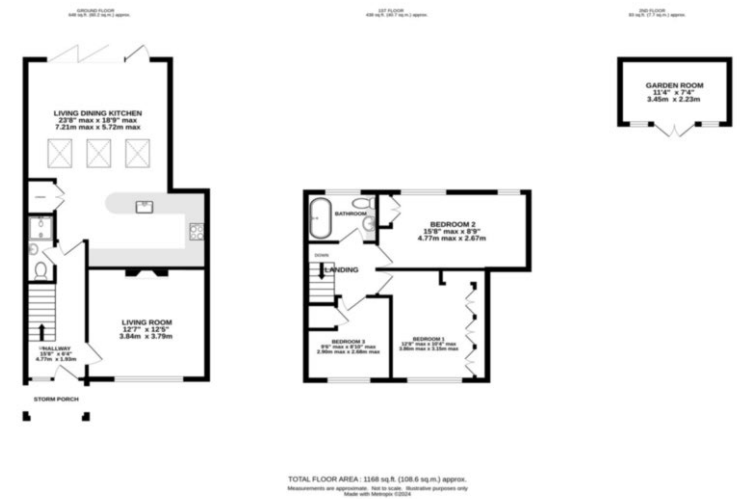
1168 SQFT approx.

ENERGY PERFORMANCE RATING

TBC

VIEWINGS

Viewing strictly by appointment through the Agents.



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**GASCOIGNE
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