



**GASCOIGNE
HALMAN**

TOWN LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

'Oldfield Court' is a handsome, well-balanced 3-storey 4-double bedroom, 2-bathroom semi-detached home with generous sized rear garden and driveway. The light and airy ground floor accommodation is complemented by striking oak floor which extends through into a fabulous open plan living dining kitchen with French doors opening to the garden.

Accommodation briefly comprises; Impressive hallway with downstairs W.C, spacious living room with open grate feature fireplace, and the exceptional 23ft x 16ft approx. living dining kitchen caters perfectly for 'day to day' living.

The first-floor benefits from two well-presented double bedrooms and a family bathroom with 3-piece suite and additional shower. A bright and spacious landing provides access to the second floor where there are two further double bedrooms, all served by a shower-room.

Nestled within a desirable 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 attractive property appeals.

DIRECTIONS

SAT NAV: WA16 7EX

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: E

ENERGY PERFORMANCE RATING

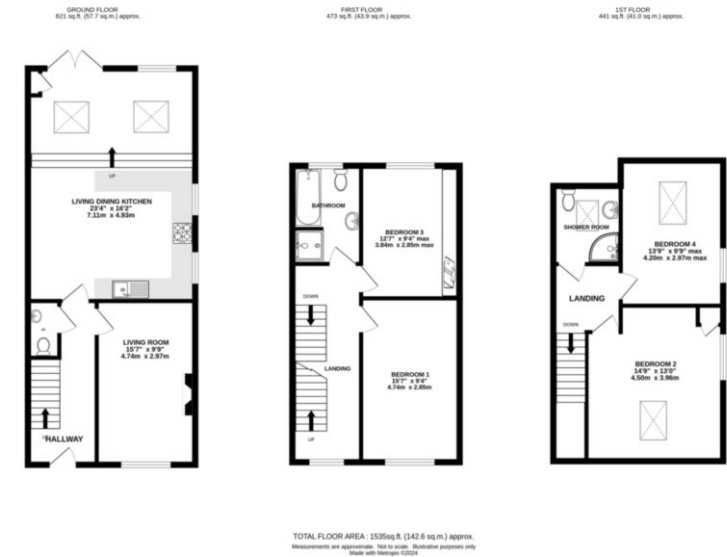
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TOTAL FLOOR AREA

1535 sqft approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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