



**GASCOIGNE
HALMAN**

GREENWOOD TERRACE, TOWN LANE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

An attractive, beautifully presented period end terrace cottage situated in the heart of the village with the distinct advantage of a generous sized private garden with patio, private driveway for two vehicles and a versatile loft/snug.

Forming the end of a row of delightful terraced cottages, No.1, unlike many others in the village has the added advantage of a large private rear garden, driveway for two vehicles and huge potential to extend, subject to planning permission. Appointed to an extremely good standard throughout with a recently fitted contemporary kitchen, the accommodation is principally arranged over two floors although over more recent years a loft room has been created which is currently used as a study/snug (no building regs).

Located 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 to a variety of potential buyers.

DIRECTIONS

SAT NAV: WA16 7HL

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)

Mains 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: D

ENERGY PERFORMANCE RATING

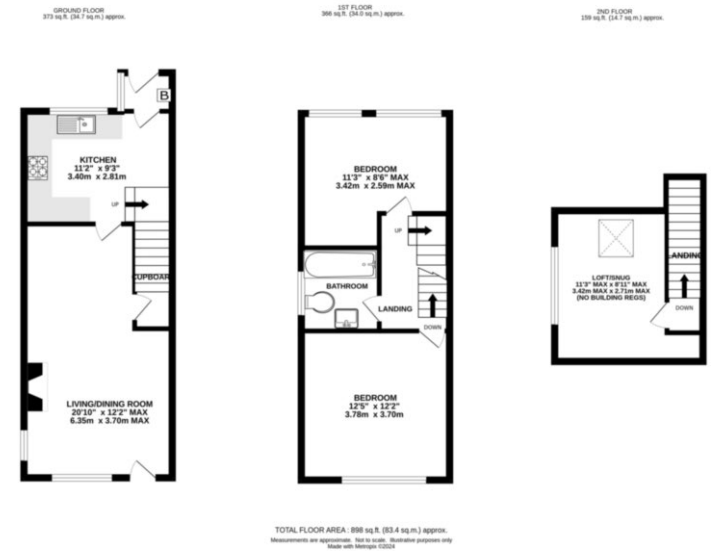
TBC

TOTAL FLOOR AREA

898 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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