



**GASCOIGNE
HALMAN**

HALL BANK SOUTH, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

An exceptional, beautifully presented and extended 4-bedroom semi-detached home with immaculate reception rooms and stunning conservatory opening to a fabulous entertaining deck overlooking the well-stocked terraced gardens and Mobberley Conservation Area.

Over the years this attractive home has been extended and remodelled to provide versatile family sized accommodation that briefly comprises; entrance porch, cloakroom/W.C., spacious dining hallway, immaculate L-shaped living room that enjoys panoramic views of the conservation area, fitted dining kitchen with separate utility room, and the conservatory completes the ground floor. There are 4 well-presented bedrooms and a 3-piece bathroom with additional shower. The loft, whilst not to building regulations, is boarded with retractable ladder and velux windows.

Externally a driveway provides off road parking and the property has the added benefit of two single garages currently leased from Cheshire East. The rear garden and deck caters perfectly for outside entertaining, with the lower areas ideal for children or keen gardeners.

This impressive home is positioned within a peaceful cul-de-sac which includes the well-maintained green space of Hallbank play area. Located on the fringe of desirable Mobberley and only a pleasant stroll of the popular Bull's Head and Roebuck public houses will ensure this home appeals to buyers.

DIRECTIONS

SAT NAV: WA16 7JA

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)

Services 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

D

TOTAL FLOOR AREA

1796 sqft approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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