



**GASCOIGNE  
HALMAN**

APPLEBY CRESCENT, MOBBERLEY, KNUTSFORD

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THE AREAS LEADING ESTATE AGENT

An immaculate, beautifully appointed, and particularly versatile three-double bedroom, two-bathroom semi-detached townhouse with delightful balcony overlooking the larger than average rear garden.

Nestled within an attractive development on the edge of the Conservation Area of Moberley Village, whilst providing spacious accommodation over three floors, will ensure this home appeals to a variety of potential buyers.

Constructed by Egerton Estates in circa 2006 this impressive semi-detached townhouse is well-presented throughout, meeting the needs of the most discerning of buyers, and has also been redecorated externally. A welcoming hallway with cloakroom/W.C extends to a well-appointed dining kitchen with integrated NEFF appliances, American style fridge freezer and access into the garden. The first floor comprises of a well-presented living room with patio doors opening to the balcony, ideal for enjoying your morning coffee! A generous sized double bedroom is served by a family bathroom.

The second-floor benefits from two further excellent sized double bedrooms, including a fabulous principal/guest bedroom with En-suite.

Externally a driveway extends to the integral garage with utility area, that if required, could be converted to create additional living space. A fully enclosed low maintenance designed larger than average rear garden provides the ideal backdrop to this family sized home.

Located within a desirable cul-de-sac in the heart of Moberley 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.

TENURE : Leasehold 978 years approx. with ground rent fixed at £195 per annum (no service charge).

#### DIRECTIONS

Sat Nav : WA16 7GB

## KNUTSFORD OFFICE

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26 Princess Street, Knutsford, WA16 6BU

#### LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

#### TENURE

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#### SERVICES

All Mains services, these have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Borough Council Tax Band 'F'

#### VIEWING

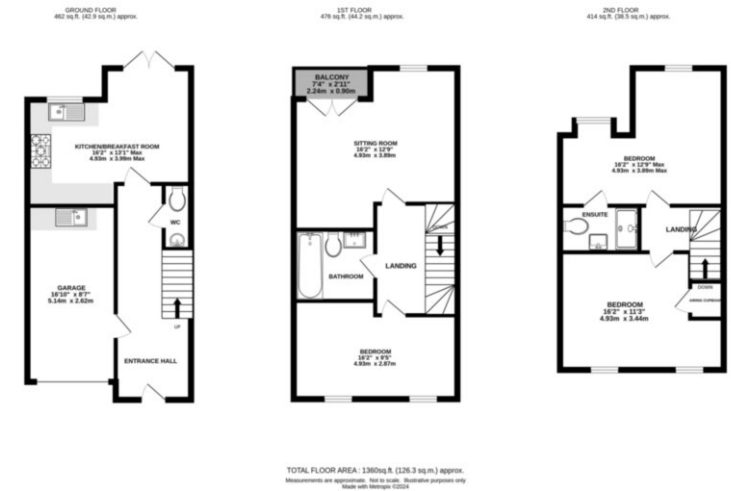
Viewings Strictly by appointment through the agent.

#### TOTAL FLOOR AREA

Square Footage : 1360 Sq. Ft. (126.4 Sq.m) approx

#### ENERGY PERFORMANCE RATING

Rating 'C'



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