



**GASCOIGNE
HALMAN**

MOBBERLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A well-maintained and extended three-bedroom semi-detached home with fabulous large west facing rear garden with recently installed terrace providing elevated views over woodland towards the town centre. Situated in a popular family friendly area whilst falling within walking distance of the town centre and Dog Wood which is a lovely stroll through woodland to the lake in Tatton Park. Whilst the property has been well-maintained over the years it now presents buyers with the opportunity to explore reconfiguring and updating to individual taste and design. The current extension comprises of a living dining kitchen with fabulous roof terrace above providing the ideal vantage point to enjoy the rear garden and views beyond. Additionally, there is a separate bright and spacious living room, utility room and W.C. and an integral garage that if required offers scope to convert.

There are three bedrooms, two of which are double rooms and the third is larger than average. A bathroom with 4-piece suite completes the accommodation. Warmed by a GCH system with the combi boiler installed circa March 2024.

We believe there is great potential to extend like others on the road have already done to the gable end and/or to the rear, subject to the necessary planning permission. In addition, we understand there is a sub floor basement with restricted head height.

Without doubt the impressive rear garden with entertaining patio, summerhouse and shed provides the ideal backdrop to this exciting opportunity.

DIRECTIONS

Sat Nav : WA16 8EP

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

Freehold

SERVICES

All mains services are connected but not been tested, you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band D

ENERGY PERFORMANCE RATING

C

TOTAL FLOOR AREA

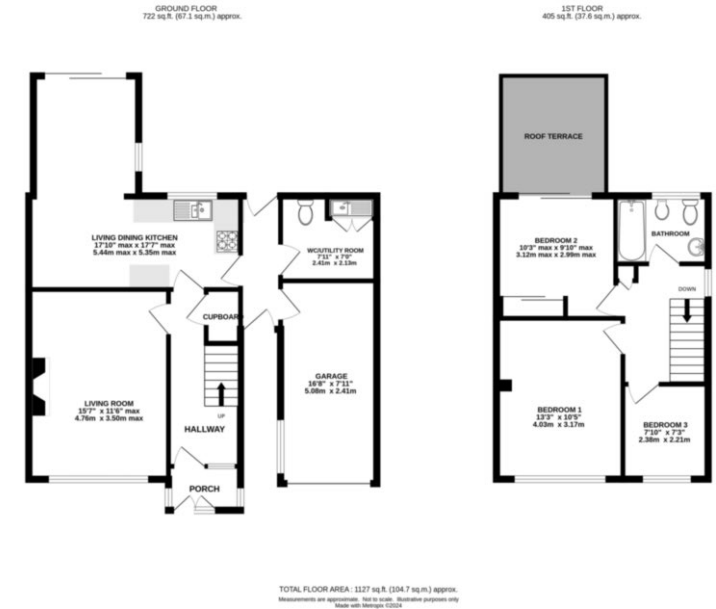
722 Sq Ft approx

VIEWINGS

Viewing strictly by appointment through the agent

RECEPTION 2

KITCHEN BREAKFAST ROOM



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignealman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE
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