



**GASCOIGNE  
HALMAN**

APPLEBY CRESCENT, MOBBERLEY

---

THE AREAS LEADING ESTATE AGENT





## APPLEBY CRESCENT, MOBBERLEY

A well-presented, beautifully appointed and extended four-bedroom, two-bathroom semi-detached home with private rear garden, driveway, and garage. Nestled within a quiet cul de sac in the heart of Mobberley Village, this ideal family sized home will appeal to a variety of potential buyers.

Accommodation briefly comprises a welcoming reception hallway with bespoke cabinetry and a central staircase extending to the first floor, a bright and spacious living room, extended family room with velux window and French doors to the garden, and a superb 24ft approx. integrated fitted dining kitchen with separate utility room and W.C. completes the ground floor.

The first-floor benefits from four well-presented bedrooms including a principal bedroom with fitted wardrobes and En-suite. The remaining bedrooms are served by a family bathroom with 3-piece suite.

Externally the property is complemented by a pleasant front garden with a seating area and pathway extending to the rear garden. The generous-sized private rear garden with an entertaining patio provides a pleasant backdrop to this impressive home, whilst catering perfectly for outside entertaining and children. Additionally, located to the right-hand side of the property is a driveway and garage.





## DIRECTIONS

SAT NAV: WA16 7GB

## 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

Leasehold. Ground Rent £200pa. Service Charge £356pa. 978 Years remaining on the lease.

## SERVICES (NOT TESTED)

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

## LOCAL AUTHORITY

Cheshire East Council Tax Band: F

## ENERGY PERFORMANCE RATING

C

## TOTAL FLOOR AREA

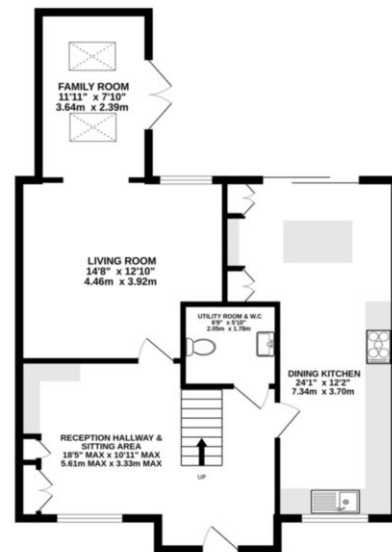
1421 SQFT Approx.

## VIEWINGS

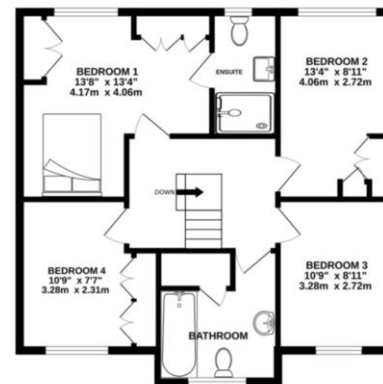
Viewing strictly by appointment through the Agents.



GROUND FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

**GASCOIGNE  
HALMAN**