



**GASCOIGNE
HALMAN**

MOBBERLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

Offered with no onward chain and ideal for first-time buyers, couples, or investors this deceptively spacious three-storey end mews home offers versatility, generous proportions, and plenty of potential to personalise.

Well-maintained over the years, the property now presents an exciting opportunity for buyers to modernise and update to their own taste and style.

The accommodation is arranged over three levels and briefly comprises: Entrance via a storm porch leading into the hallway and Fitted kitchen. The lower ground floor features a generous living room with patio doors opening onto a raised decked terrace with garden beyond. A versatile occasional bedroom or home office, ideal for hybrid working or guest use completes the lower ground floor.

The split level first floor comprises of two double bedrooms and a 3-piece bathroom. The property also benefits from ample storage throughout, cleverly integrated across all floors.

Externally, the property enjoys a raised decked seating area overlooking a private, enclosed rear garden, perfect for relaxing or entertaining. There is also the benefit of private parking and a garage.

Situated in a popular and well-connected residential area, the home is within walking distance of the town centre, train station, and scenic Dog Wood, offering a beautiful woodland stroll to the lake at Tatton Park.

A versatile home in a desirable location, with scope to add value - early viewing is recommended.

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

Leasehold. 999 Years lease with 960 years remaining. Ground Rent £30PA.

SERVICES (NOT TESTED)

All main 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: C

ENERGY PERFORMANCE RATING

C

TOTAL FLOOR AREA

990 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

Knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 9BU

**GASCOIGNE
HALMAN**

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.