

**GASCOIGNE
HALMAN**

MOBBERLEY ROAD, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

A 'one of a kind'™ and particularly attractive three double bedroom, two-bathroom three storey period cottage, all beautifully elevated from this most picturesque section of Mobberley Road. This immaculate home boasts a plethora of original features combined with more contemporary appointments, thus creating versatile living space full of character and charm.

Oozing with kerb appeal due to its white façade complemented by dark wood windows and striking oak porch, a most attractive wooden door provides access into this impressive home. Once inside, a generous dining hall with exposed beams and log-burner provides access into an immaculate bay fronted living room with fireplace and log-burner. A beautifully appointed open plan integrated kitchen and breakfast room extends the full width of the property, completing the ground floor.

The first floor comprises of two excellent sized double bedrooms with exposed beams, all served by a family bathroom with free standing bath and walk in shower.

A versatile study/dressing area provides passage to a turning staircase that extends to the second-floor Principal double bedroom with well-appointed En-suite.

Externally the rear door (check out the key!) opens to a handy private storeroom. A rear gate opens to the generous sized communal gardens, shared by four neighbouring properties, and loosely allocated by the residents.

DIRECTIONS

Sat Nav : WA16 8EQ

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

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

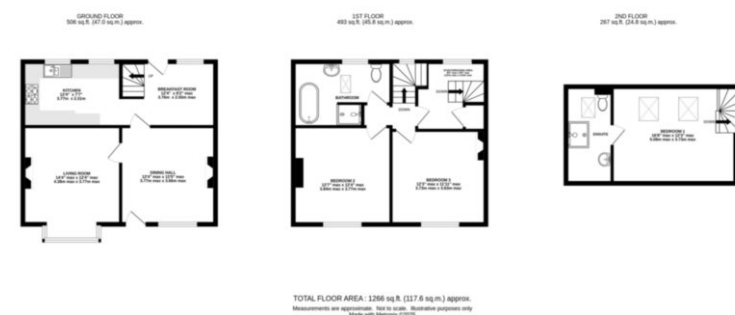
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TOTAL FLOOR AREA

1266 sq ft

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

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