



**GASCOIGNE
HALMAN**

FIELD SIDE CLOSE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

A well-presented two-bedroom mid-mews property, ideally positioned on a quiet cul-de-sac on the edge of the Conservation Area in Mobberley village, enjoying open field views to the front and a private garden to the rear.

Situated in the heart of Mobberley, the property is just a short, level walk from the village shops and amenities, while benefitting from a peaceful setting with attractive rural outlooks. This highly sought-after location further boasts the advantage of off-road parking.

The ground floor accommodation comprises a well-planned kitchen, separate utility room, and a spacious living/dining room with double doors opening directly onto the rear garden. Originally built with three bedrooms, the property now comprises of two generous double bedrooms and a family bathroom. There is scope for any potential buyer to put back to the original three bedrooms if they desire.

DIRECTIONS

SAT NAV: WA16 7FA

LOCATION

Within a short walk of the village, 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. 999 Year Lease from 25 March 1996. 970 Years Remaining. £60 PA Ground Rent.

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: D

TOTAL FLOOR AREA

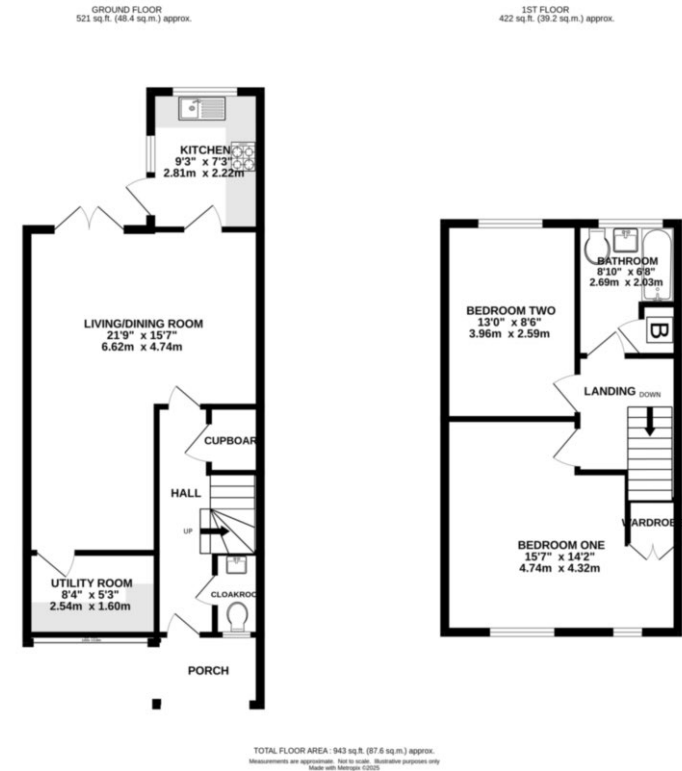
943 SQFT approx

ENERGY PERFORMANCE RATING

C

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**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.