



**GASCOIGNE
HALMAN**

BUCKLOW AVENUE, MOBBERLEY, KNUTSFORD

THE AREAS LEADING ESTATE AGENT

An Immaculate Extended Semi-Detached Home in the Heart of Mobberley Village. Occupying a generous corner plot with a private driveway, this beautifully presented and thoughtfully extended semi-detached home offers exceptional living space both inside and out.

The property boasts a well-designed southerly facing rear garden, complete with a detached summerhouse (with power) - perfect for conversion into a dedicated outdoor entertaining room or home office. An additional private patio, accessed directly from the open-plan living, dining kitchen, provides the ideal setting for alfresco dining and relaxation.

Inside, a welcoming hallway leads to a downstairs WC and a spacious living room featuring a charming log burner - perfect for cosy autumn and winter evenings. Double doors open into an impressive open-plan living, dining kitchen area, the true heart of the home. This stunning space is flooded with natural light through twin sets of patio doors and Velux skylights, creating a bright and airy everyday living environment.

Upstairs, the landing benefits from a generous sized linen cupboard and leads to three well-presented bedrooms - two doubles and a larger-than-average third bedroom. All are served by a well-appointed 3-piece family bathroom complete with an additional walk-in shower. The home is warmed by a gas central heating system and is fully double-glazed throughout.

Externally, the property offers excellent kerb appeal, proudly positioned on a corner plot with a well-established weeping willow tree. A sizeable driveway provides ample off-road parking, while a low-maintenance rear garden with artificial lawn ensures year-round enjoyment with minimal upkeep.

Perfectly located in the heart of Mobberley Village, just a short walk from local amenities including the popular bakery, village pubs, and beautiful countryside walks, this home combines modern living with a charming village lifestyle - appealing to a wide range of buyers.

AGENT NOTE

Under the Estate Agents Act of 1979, notice is given that the property is owned by an employee of Gascoigne Halman.

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.

DIRECTIONS

SAT NAV: WA16 7ET

TENURE

Freehold

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

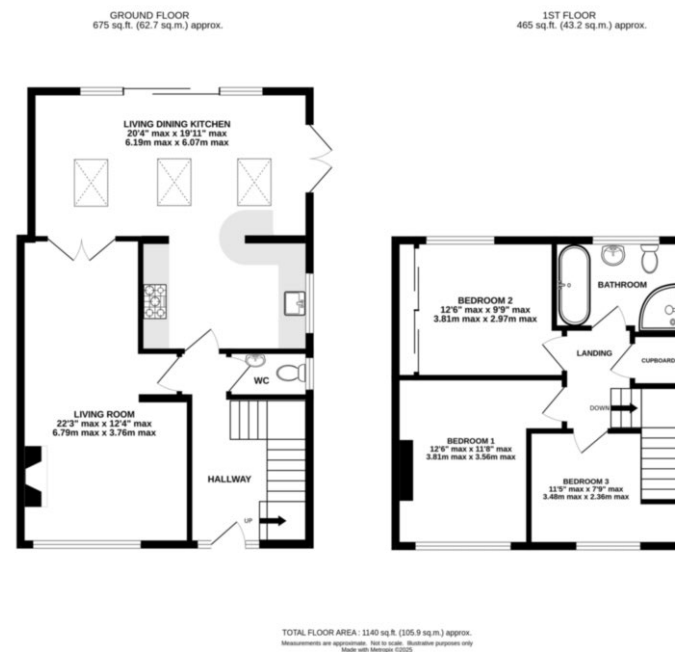
C

TOTAL FLOOR AREA

1140 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

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