



**GASCOIGNE
HALMAN**

MEADOWSWEET ROAD, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

An immaculate, recently refurbished and beautifully appointed two-double-bedroom semi-detached home. Perfect for first-time buyers, couples, or downsizers, this well-proportioned property offers particularly bright and spacious open-plan living, enhanced by a delightful orangery overlooking the rear garden. A generous driveway leads to a detached garage, and the home is ideally positioned within a short stroll of open countryside and Mobberley village.

A recently installed composite front door opens into the open-plan ground floor, which features a useful under stairs cloaks cupboard and a stylish, well-appointed dining kitchen with integrated appliances, contrasting work surfaces and a feature opening into the orangery. The spacious living room, complete with an attractive fireplace and ethanol fire, flows seamlessly into the impressive 18ft x 10ft approx. orangery, creating an ideal space for relaxation and entertaining.

To the first floor, there are two immaculate double bedrooms, a contemporary bathroom with a three-piece suite, and a landing with additional storage.

Externally, the property benefits from recently installed double glazing, a storm porch, updated render, and a generous driveway extending to a detached garage which offers great potential for conversion (subject to the necessary planning consent). The rear garden, with updated fencing, provides the ideal backdrop to this delightful 'key-turn' property.

DIRECTIONS

SAT NAV: WA16 7EB

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

Freehold

LOCAL AUTHORITY

Cheshire East Council Tax Band: C

ENERGY PERFORMANCE RATING

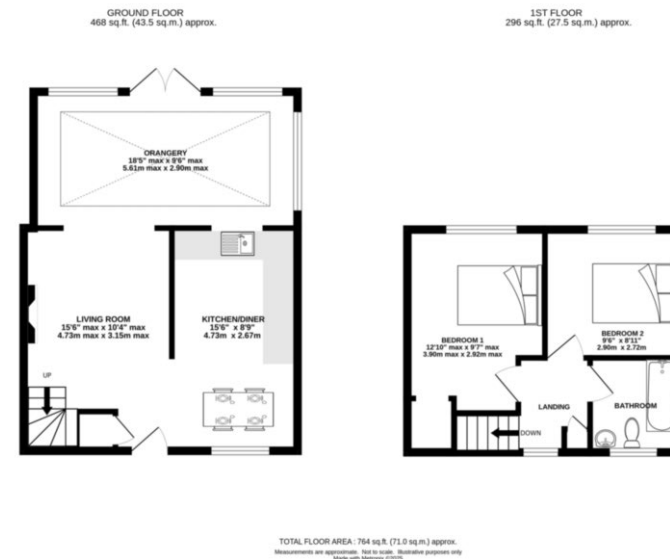
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TOTAL FLOOR AREA

764 SQFT approx

VIEWINGS

Viewing strictly by appointment through the Agents.



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