



**GASCOIGNE
HALMAN**

HALL BANK SOUTH, MOBBERLEY.

THE AREAS LEADING ESTATE AGENT

A characterful, one-of-a-kind and larger than average three-bedroom terraced home, offering well-balanced and flexible accommodation, ideal for a host of potential buyers and those looking to downsize without compromise. The property enjoys a delightful private rear garden with an elevated entertaining deck overlooking beautifully stocked terraced gardens and the Mobberley Conservation Area. Additionally, the property has the benefit of a private gated driveway set behind secure electric gates.

This attractive home has been thoughtfully extended and remodelled over the years to provide comfortable, adaptable living space that will suit a variety of needs. Well maintained throughout including recently updated neutral carpets to some rooms, the property allows a purchaser to move straight in, while still offering scope to personalise if desired. Therefore, an internal viewing is highly recommended to fully appreciate both the setting and lifestyle on offer.

The accommodation briefly comprises; welcoming entrance porch, spacious living dining room featuring an open grate fireplace and striking bay window that bathes the room with natural light and enjoys open views across the conservation area. The generous sized dining kitchen opens into a further porch with a convenient cloakroom/W.C. A versatile additional reception room provides excellent flexibility, ideal as a snug, hobby room, study, or occasional ground-floor bedroom.

To the first floor are three well-presented bedrooms, including a generous principal bedroom with further open-grate feature fireplace and access to a dressing room, which offers excellent potential to create an en-suite. The remaining bedrooms are served by a well-appointed three-piece bathroom with the added convenience of a walk-in shower.

Externally, the private gated driveway provides secure off-road parking, and the property also benefits from a detached garage currently leased from Cheshire East. The rear garden has been designed with ease of maintenance and enjoyment in mind, featuring an attractive decked area perfect for outdoor seating and entertaining, with lower terraced sections well suited to light gardening.

Offered for sale with no onward chain, the property is quietly positioned within a peaceful cul-de-sac, adjoining the well-maintained green space of Hallbank play area. Located on the fringe of highly desirable Mobberley, and within comfortable walking distance of countryside walks and the popular Bulls Head and Roebuck public houses, this charming home will appeal strongly to those seeking a relaxed, low-maintenance lifestyle in a highly regarded village setting.

DIRECTIONS

WA16 7JA

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 (NOT TESTED)

All mains 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 E

ENERGY PERFORMANCE RATING

TBC

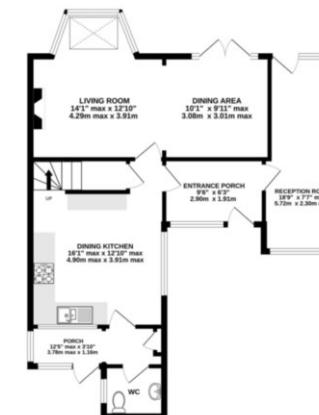
TOTAL FLOOR AREA

1341 SQFT

VIEWINGS

Viewings strictly by appointment through the agent.

GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.5 sq.m.) approx.
Measurements are approximate
Not to scale
Intended for illustrative purposes only
Modeled with Bentley 3D20

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