



# 1 The Pines Warford Park Faulkners Lane

Mobberley, Knutsford

A beautifully refurbished property in Warfourd Park with southerly terrace and stunning countryside views. Modern interiors, spacious living areas, and tranquil semi-rural location. A rare find for countryside living with easy access to amenities.

Council Tax band: D

Tenure: Leasehold

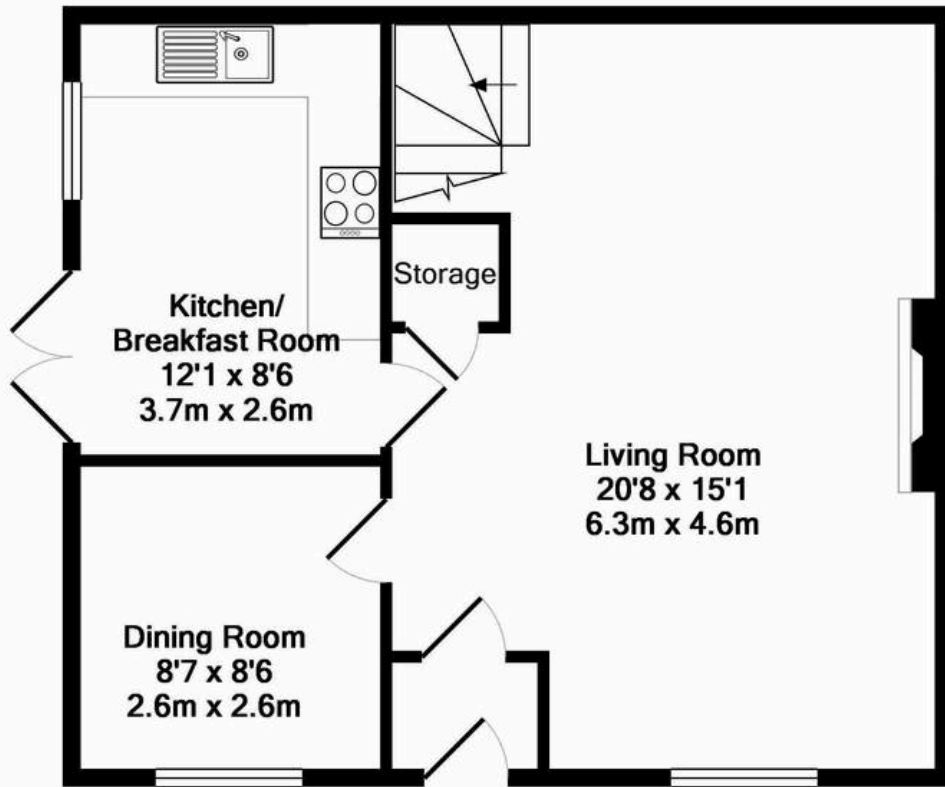
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

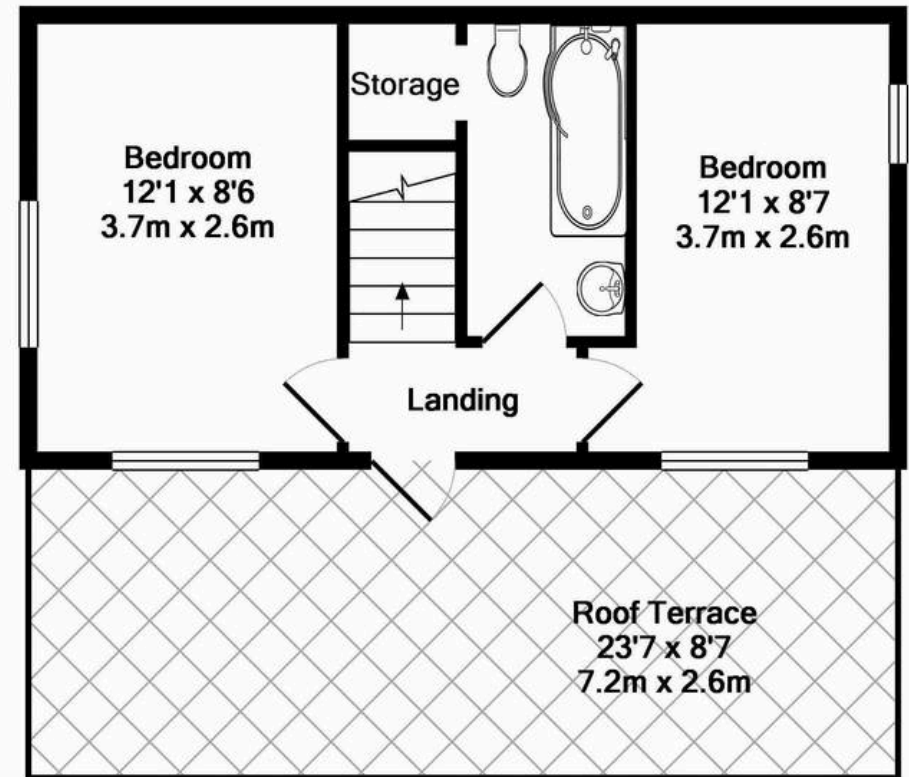
- Beautifully refurbished throughout
- Southerly facing first floor terrace with day-long sunshine
- Stunning open views across the popular Warford Park development within a delightful semi-rural position between Knutsford & Alderley Edge
- A modern breakfast kitchen with doors out to a courtyard garden
- Spacious lounge and additional study or dining room
- Two bedrooms and a contemporary bathroom
- Allocated parking and additional visitor parking







Ground Floor  
Approx. Floor  
Area 489 Sq.Ft.  
(45.4 Sq.M.)



1st Floor  
Approx. Floor  
Area 285 Sq.Ft.  
(26.5 Sq.M.)

Total Approx. Floor Area 774 Sq.Ft. (71.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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