







3 Newton Bank Cottage

Newton Hall Lane, Mobberley

Nestled in the highly sought-after Mobberley location, this charming end of terrace country cottage offers a delightful retreat for the discerning buyer. The 2-bedroom property boasts lovely cottage-style accommodation complete with an abundance of character. Boasting several reception rooms, including a lounge, garden room, and dining room, there is ample space for both relaxation and entertaining. Upstairs, two good-sized bedrooms and a quality bathroom complement a ground floor shower room for added convenience.

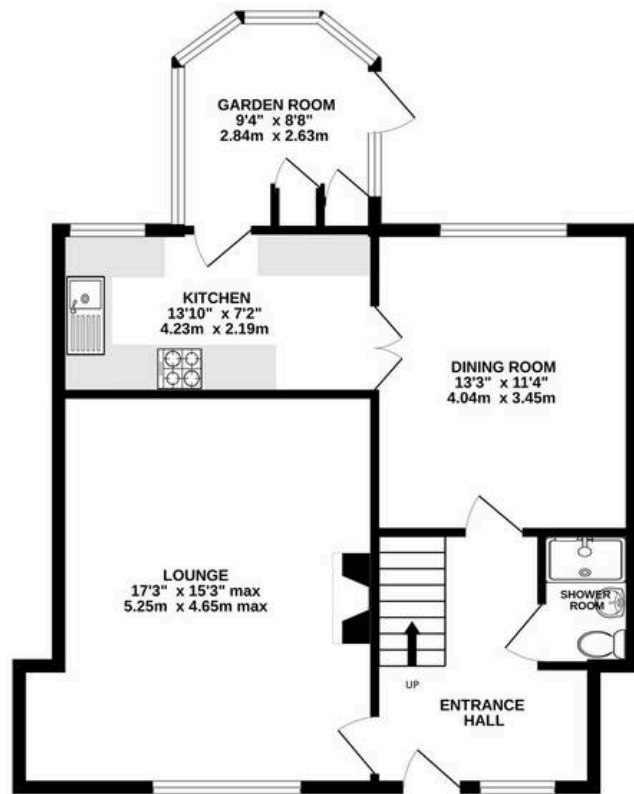
Outside, the property features pretty, mature gardens to both the front and rear, offering a peaceful oasis to unwind and enjoy the outdoors. The large enclosed front garden showcases a selection of mature plants and shrubs, while the delightful rear courtyard-style garden provides great privacy, perfect for al fresco dining or simply basking in the tranquillity. Completing the picture is a large detached garage with power and lighting, adding both practicality and convenience to this idyllic country cottage.

Council Tax band: E | Tenure: Freehold | EPC Energy Efficiency Rating: D

- A charming end of terrace country cottage
- Lovely cottage style accommodation with an abundance of character
- Several reception rooms including a lounge, garden room and dining room
- Two good sized bedrooms and a quality bathroom to first floor, plus a ground floor shower room
- Pretty, mature gardens to the front and rear
- A large detached garage with power and lighting
- Highly sought-after Mobberley location



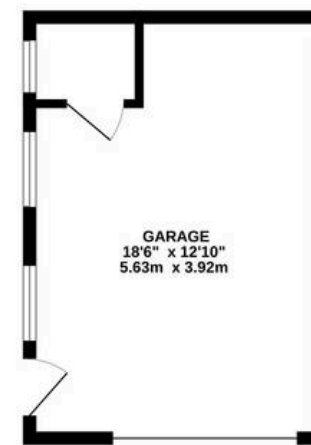
GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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