













# Twibells House Mill Lane

Mobberley, Knutsford

A modern, high-quality detached residence with four bedrooms, three bathrooms, and flexible living spaces. Features include abundant reception space, double garage, landscaped gardens. Conveniently located near local amenities in sought-after village setting.

Council Tax band: G

Tenure: Freehold

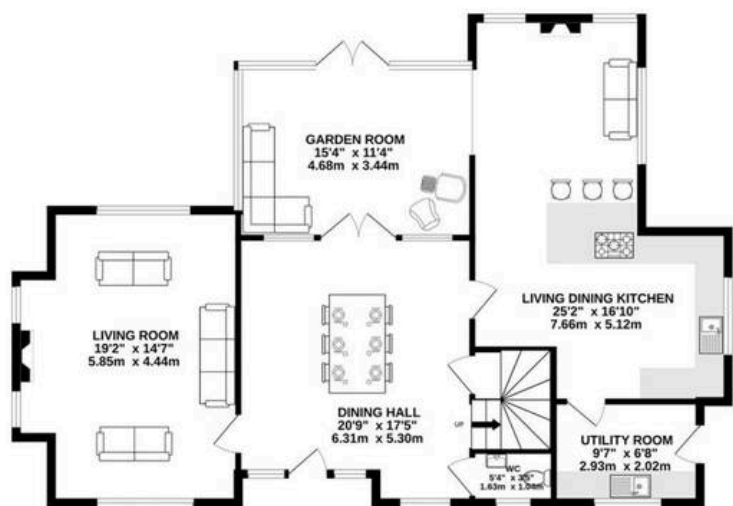
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

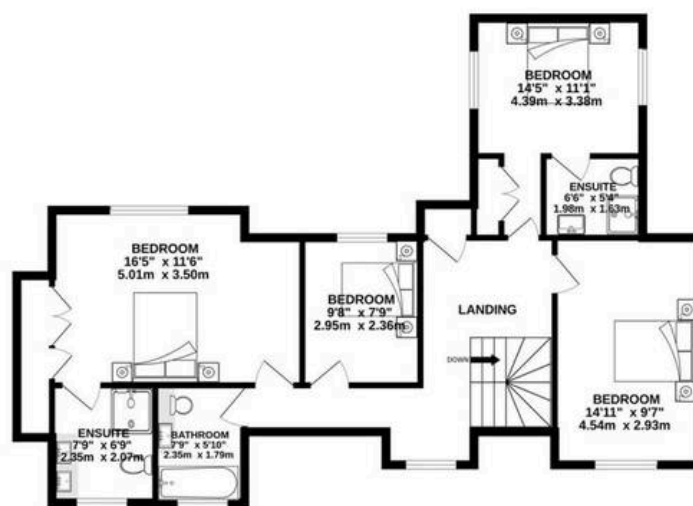
- A modern, high-quality detached residence with a stunning Cheshire brick facade and slate roof
- Beautifully maintained throughout, with great light flow and flexibility to suit
- Four good bedrooms serviced by three bathrooms and a downstairs WC
- Extensive reception space, including a large lounge, dining hall, garden room and living kitchen/diner
- Highly-prized position within the village, moments from The Bulls Head and The Roebuck
- Driveway, large double garage and pretty landscaped gardens



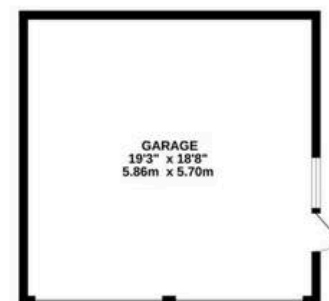
GROUND FLOOR  
1121 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



GARAGE  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 2329 sq.ft. (216.4 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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