









2 Willow Bank

Newton Hall Lane, Mobberley

A period semi-detached home in Mobberley Conservation Area. 4 bedrooms, expansive open-plan kitchen, stunning orangery, and large landscaped garden. Ideal for family living and summer entertaining. No onward chain.

Council Tax band: E

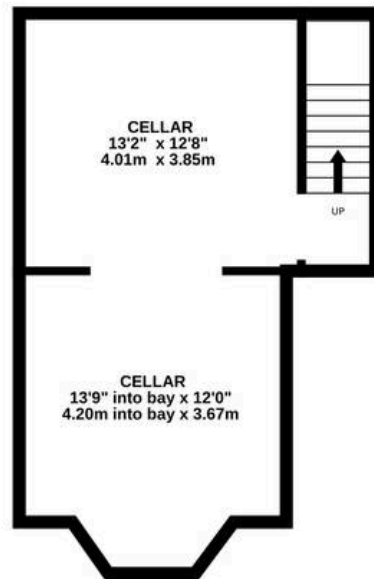
Tenure: Freehold

EPC Energy Efficiency Rating: C

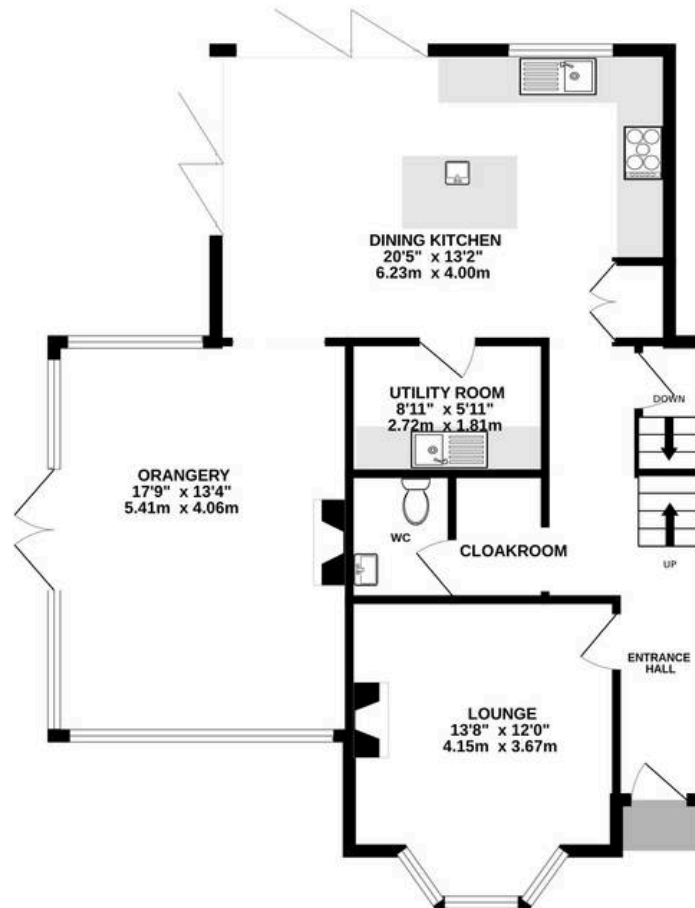
- Charming four-bedroom period semi-detached home blending character features with stylish open-plan living.
- Prime location on the edge of Mobberley Conservation Area with far-reaching views.
- Beautifully landscaped garden ideal for sunshine and outdoor entertaining.
- Spacious open-plan kitchen and orangery with feature fireplace, plus utility room, boot room and WC.
- Superb principal bedroom with vaulted ceiling, triple aspect windows, and Juliette balcony.
- Driveway parking for 3 vehicles, EV charging point, and two cellar chambers providing excellent storage.
- No onward chain



BASEMENT
336 sq.ft. (31.2 sq.m.) approx.



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.7 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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