



















## 1 Appleby Crescent

## Mobberley

a beautifully presented ground floor apartment in the heart of Mobberley. Ideal for professionals, couples, or downsizers. Open-plan kitchen, dining, and living area. 2 bedrooms with a Jack & Jill bathroom. Private garden and allocated parking. Close to local amenities. Perfect for immediate move-in.

Council Tax band: D

Tenure: Leasehold

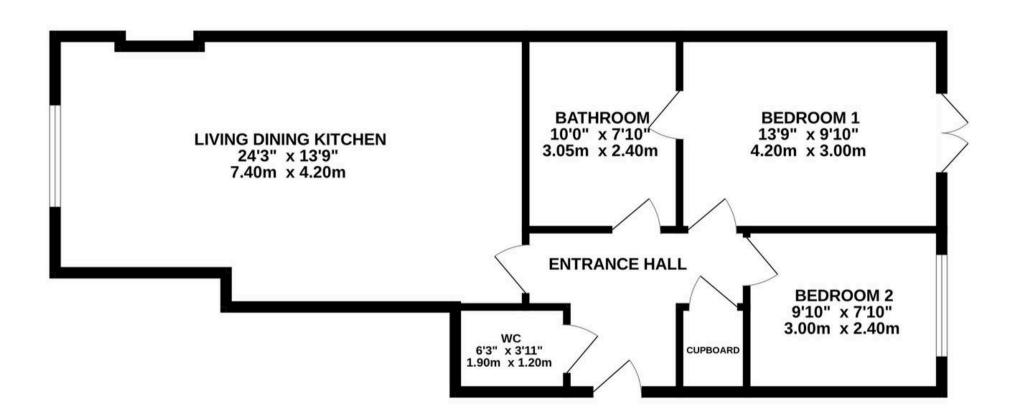
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground floor apartment with private courtyard style garden
- Private entrance door and allocated parking
- Two bedrooms and Jack and Jill style bathroom
- Additional WC, ideal for guests and day-to-day convenience
- Large open plan living kitchen/diner with space for central island and American style fridge freezer
- Central Mobberley village location, moments from a selection of amenities and pubs
- No onward chain



## GROUND FLOOR 714 sq.ft. (66.3 sq.m.) approx.





## Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street - WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.