







4 Appleby Crescent

Mobberley

A two-bedroom duplex in Mobberley village with open field views, private entrance, parking, spacious living areas, and no onward chain. Close to amenities and pubs. Ideal home or investment.

Council Tax band: D

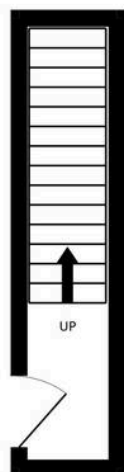
Tenure: Leasehold

EPC Energy Efficiency Rating: C

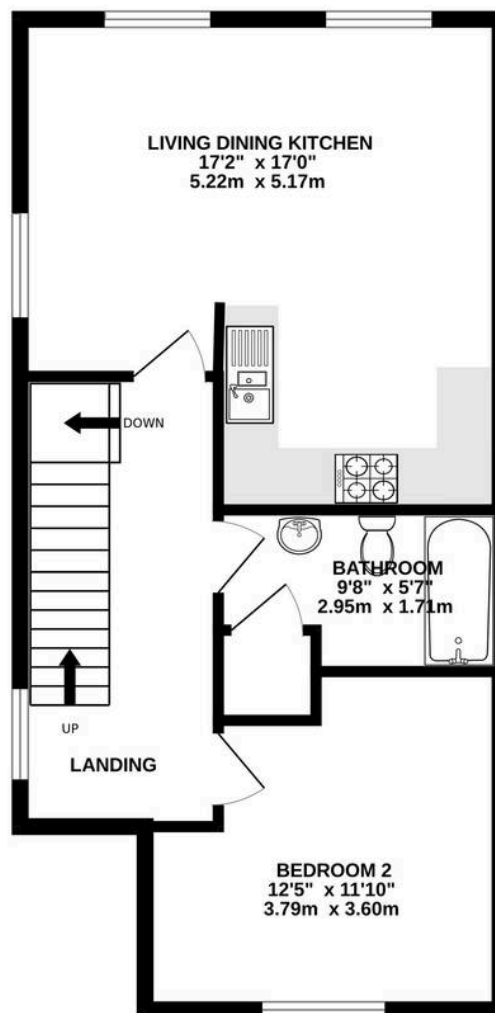
- Duplex apartment with private entrance door and nice views
- Nearly 1000 square feet of floor space in total
- Large open plan living kitchen/diner with dual-aspect windows
- Spacious principal bedroom with ensuite shower room
- Second double bedroom and a main bathroom
- Allocated parking space
- Positioned in the centre of Mobberley village near a selection of amenities and the highly-prized pubs
- No onward chain



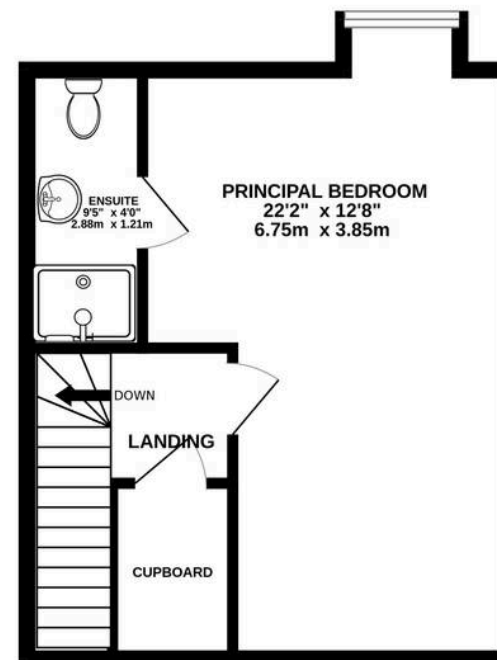
GROUND FLOOR
54 sq.ft. (5.0 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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.
Made with Metropix ©2025



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.