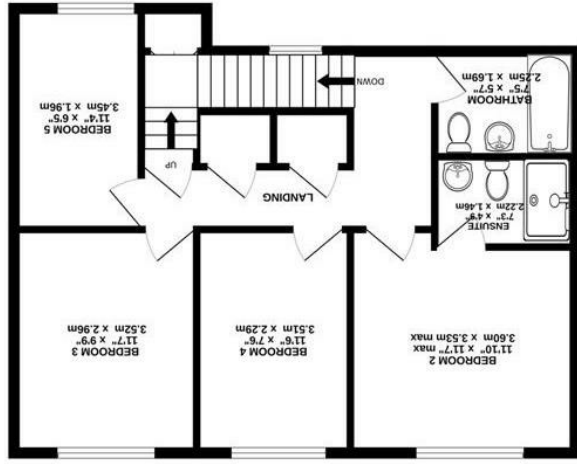


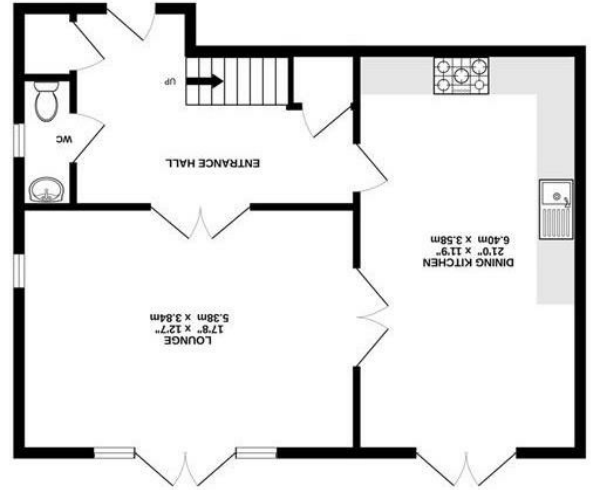
MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

www.wrightmarshall.co.uk
 knutsford@wrightmarshall.co.uk
 Tel : 01565 621624

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 ©2024



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



GROUND FLOOR
 634 sq. ft. (58.9 sq. m.) approx.



2ND FLOOR
 441 sq. ft. (41.0 sq. m.) approx.



OFFERS OVER £600,000



5 MALLORY CLOSE
 MOBBERLEY
 KNUTSFORD
 WA16 7EA

5 3 1 C
 COUNCIL TAX BAND: F



FIVE BEDROOMS, STUNNING MASTER BEDROOM WITH BALCONY, THREE BATHROOMS, OPEN PLAN KITCHEN, NOT OVERLOOKED. QUIET PRIVATE DEVELOPMENT. EARLY VIEWING STRONGLY RECOMMENDED.

This well presented five bedroom semi-detached family home has been well cared for and maintained by the current vendors. Arranged over three floors the property offers space and versatility has been enjoyed by its current owners for many years.

The ground floor is designed for convenience and comfort, with solid wood flooring adding warmth and elegance to the main hallway. The open plan Kitchen Dining Room provides a functional space for family entertaining with integrated appliances and a black granite worktop, and double doors leading to the rear garden; perfect for indoor-outdoor living. Double doors also open into the main living room, allowing easy socialisation and privacy where required. The living room also benefits from French doors to the garden.

The first floor boasts four well-proportioned bedrooms, offering flexibility for various needs such as a home office or guest accommodation. The ensuite in the second bedroom adds a touch of luxury and convenience, while the main family bathroom caters to the needs of the household.

The real highlight of the property is the second floor Master Suite, offering a vaulted ceiling, recessed storage, and stunning views of the surrounding field from the balcony. The ensuite shower room adds further comfort and convenience to this private space.

Externally, the property is situated in a quiet and private development. The courtyard setting with parking for two cars and additional visitor spaces ensures accessibility. The enclosed rear garden, with its low maintenance design and side gated access, provides a secure and private outdoor space for relaxation and recreation.



Hallway

Living Room

Kitchen Diner

Landing

Bathroom

Bedroom Two

Ensuite

Bedroom Three

Bedroom Four

Bedroom Five/Office

Principle Bedroom

Ensuite

Tenure

