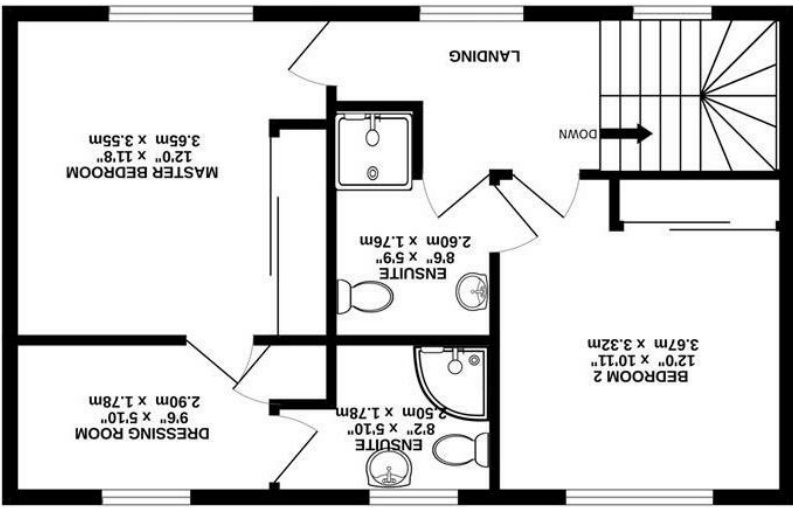
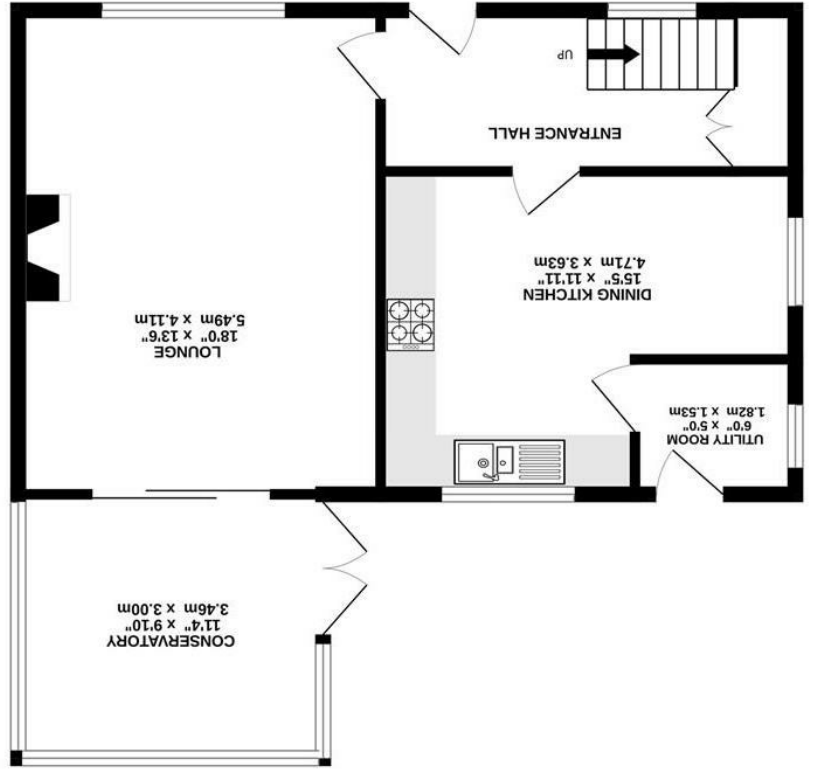


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part 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.

TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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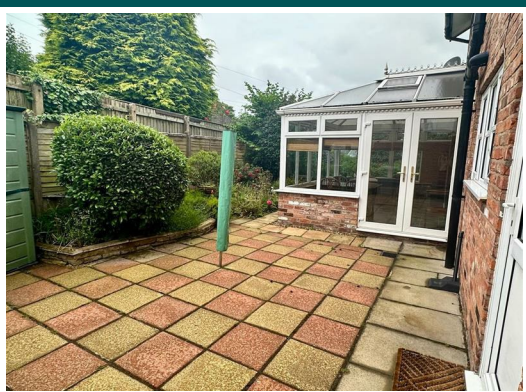
1ST FLOOR  
 522 sq.ft. (48.5 sq.m.) approx.



GROUND FLOOR  
 627 sq.ft. (58.2 sq.m.) approx.



£425,000



GROVE COTTAGE  
 80A MOBBERLEY ROAD

KNUTSFORD  
 WA16 8EL



COUNCIL TAX BAND: E



This detached two double bedroom property is ideally situated just off Middle Walk, adjacent to The Moor, and within a short walking distance from Knutsford town centre. It offers spacious living accommodations, parking, and a detached garage, making it a highly desirable home.

### Description

Ground floor accommodation comprises a welcoming entrance hallway with storage and stairs leading to the first floor. A spacious Lounge extends into a conservatory at the rear, providing a lovely view of the garden. Finishing the ground floor is a good-sized kitchen and breakfast area with separate utility room, which could potentially be combined into one large kitchen diner.

To the first floor a genuine double bedroom features fitted wardrobes, a dressing room and a generously sized ensuite bathroom. The second double bedroom offers direct access to the main bathroom, arranged in a Jack and Jill style.

Externally, a single detached garage provides additional storage or parking options. As well as ample parking space to the front of the property. Located at the side and rear of the property, the garden is designed to be low maintenance with primarily paved areas.

Grove cottage is offered to the market with no onward chain, providing a combination of convenience, scope to modernise and practicality, making it an attractive option for those looking to move close to the town centre.

### Tenure

We believe the tenure to be Freehold

