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TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.
Wholesly illegal attempts has been made to ensure the functionality of the footprint measurements of doors, windows and any other items used for approximate area and no responsibility is taken for any error.
mission of 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 is given.
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TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.

The floor plan illustrates the layout of the house. It features two bedrooms, each with an ensuite bathroom. The main entrance leads to a central landing area. From the landing, a staircase goes down to the ground floor. The dimensions of the rooms and hallways are indicated as follows:

- Bedroom 2:** 4.48m x 3.30m max
- Master Bedroom:** 4.48m inc robes x 3.90m
- Landing:** 148" x 1010" max
- Ensute:** 1.83m x 1.69m
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92 sq. ft. (36.4 sq.m.) approx.

The diagram illustrates the layout of a house's interior. The Dining Kitchen area is located at the bottom left, featuring a rectangular room with a built-in oven and a sink. Above it is the Lounge area, which includes a large sofa and a television. To the right of the Lounge is the Landing area, which has a staircase leading down. Arrows indicate the direction of movement between these rooms.

DINING KITCHEN

14.8" x 10.0" max
4.48m x 3.06m max

LANDING

DOWN

Lounge

17.5" max x 14.8"
5.30m max x 4.48m

92 sq. ft. (36.4 sq.m.) approx.

The floor plan illustrates a single-story home with the following details:

- STORE:** Located at the top left, measuring 4.04m x 2.38m (13'3" x 7'10").
- STORE:** Located below the first one, measuring 2.67m x 2.41m (8'9" x 7'11").
- BEDROOM 3/STUDY:** Located at the bottom left, measuring 2.41m x 1.70m (7'11" x 5'7").
- UTILITY ROOM:** Located at the bottom right, measuring 2.41m x 1.70m (7'11" x 5'7").
- HALL:** The central entrance area.
- ENTRANCE:** The main entrance to the house.
- SHOWER ROOM:** A small room located near the entrance, measuring 2.29m x 0.61m (7'5" x 2'). It contains a toilet and a shower unit.
- BATH:** A bathroom located to the right of the shower room, containing a toilet and a bath.

An arrow labeled "UP" points towards the stairs leading to the second floor.

378 sq. ft. (35.1 sq.m.) approx.



Wright Marshall

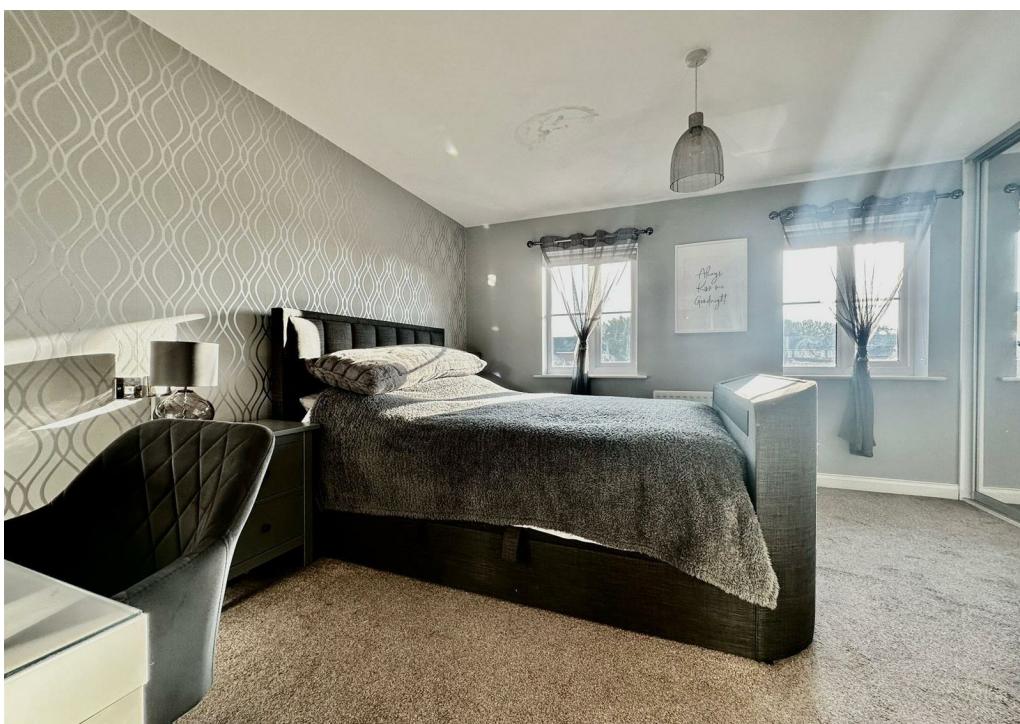
£360,000



**1 GREAT OAK SQUARE
MOBBERLEY
KNUTSFORD
WA16 7GD**



COUNCIL TAX BAND: E



Situated in the heart of Mobberley, just a short stroll from the village centre, this spacious three-bedroom mid-mews property has been thoughtfully updated and maintained by the current owner, creating a perfect family home. NO CHAIN.

Description

Arranged across three floors, the ground floor features a welcoming entrance hallway with access to a three-piece shower room, a convenient utility room, and a versatile third bedroom—ideal for dependent relatives, older children, or as a home office. There is also internal access to the garage, which many homeowners in this style of property have converted into an additional reception room.

On the first floor, you'll find a generously sized lounge with a charming feature fireplace, along with a bright, open-plan kitchen and dining area that includes a full range of integrated appliances and a dedicated dining space. The second floor boasts two spacious double bedrooms, each with its own ensuite shower room for added comfort and privacy.

Outside, the property benefits from off-road parking at the front, along with a paved path leading to the entrance. The enclosed rear garden, low-maintenance and laid with artificial grass, offers a private outdoor space to relax.

With views overlooking the green and a prime location, this beautiful family home is a must-see to truly appreciate all it has to offer.

Entrance Vestibule and Hallway

Garage / Store Room

Shower Room

Bedroom Three / Study

Utility Room

Dining Kitchen

Lounge

Bedroom One

Ensuite

Bedroom Two

Ensuite

Tenure

We believe the Tenure to be Leasehold.

No service charge.

Ground Rent £390 per annum.

Lease length, 17/12/2006 to 01/07/2160 - 135 years remaining.