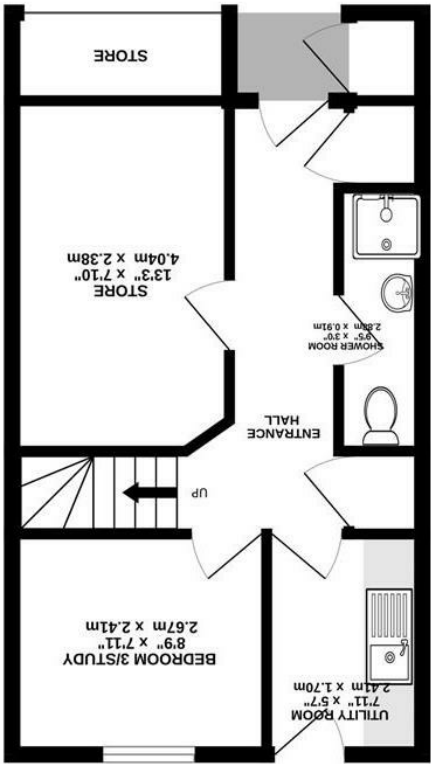
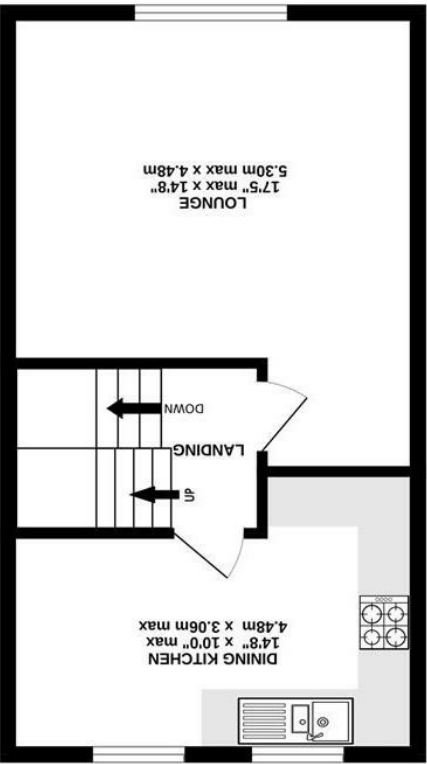


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an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

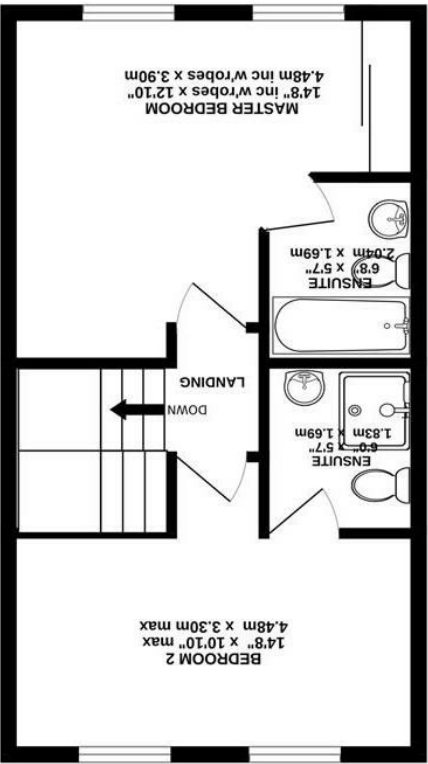
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.



£360,000



1 GREAT OAK SQUARE
MOBBERLEY
KNUTSFORD
WA16 7GD

3 3 1 C
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.