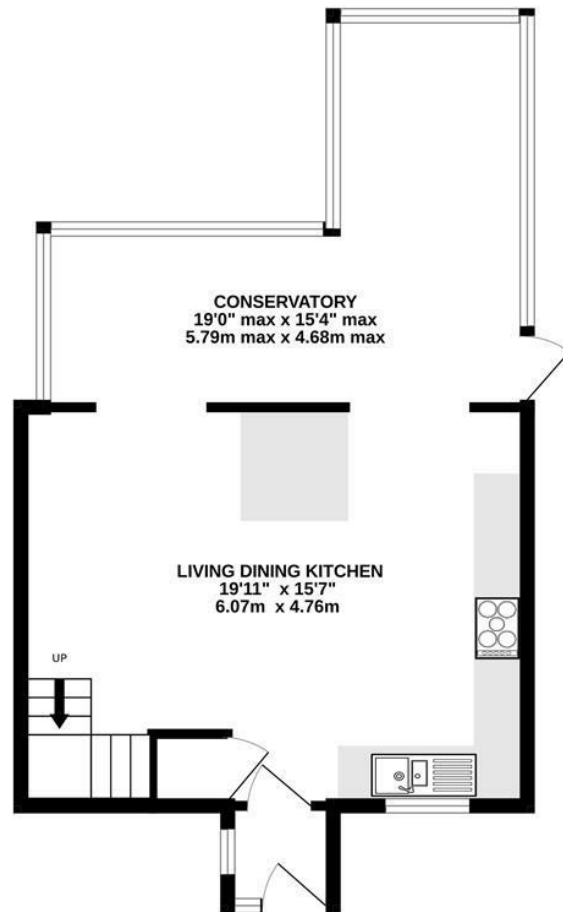
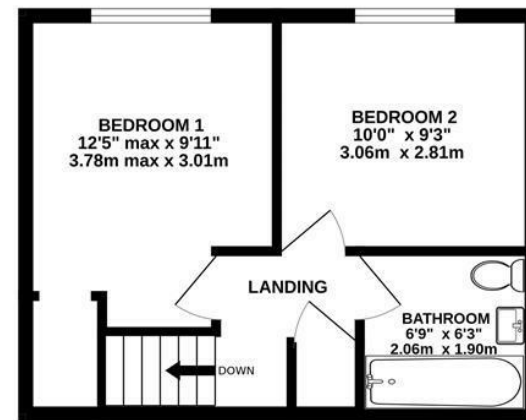


GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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 ©2024



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.

TWO DOUBLE BEDROOMS, EXCELLENT CONDITION, OPEN PLAN ACCOMMODATION, CONSERVATORY, PARKING AND GARAGE, QUIET POSITION.

Located at the head of a cul-de-sac within a short walk of Mobberley village. The property has been meticulously maintained, updated and improved by the current vendor culminating in a beautiful home.

Arranged over two floors there is a porch which then opens onto the open plan kitchen dining lounge area. The kitchen is a modern high gloss grey, with butcher block worktop over and a tiled splashback with matching dining area. The lounge has a modern wall mounted fireplace with stairs to the first floor and arch opening into the 'L' shaped conservatory.

The conservatory really adds to the home making it a wonderful space for entertaining with the French Door opening onto the patio and garden beyond.

To the first floor are two double bedrooms with the second bedroom currently being used as a dressing room. Both are served by a beautifully finished three piece modern bathroom.

Externally there is parking for multiple vehicles and a detached garage as well as a low maintenance rear garden which is mainly paved with a raised seating area with lighting and electrics.

EPC Rating D
Council Tax Band C