



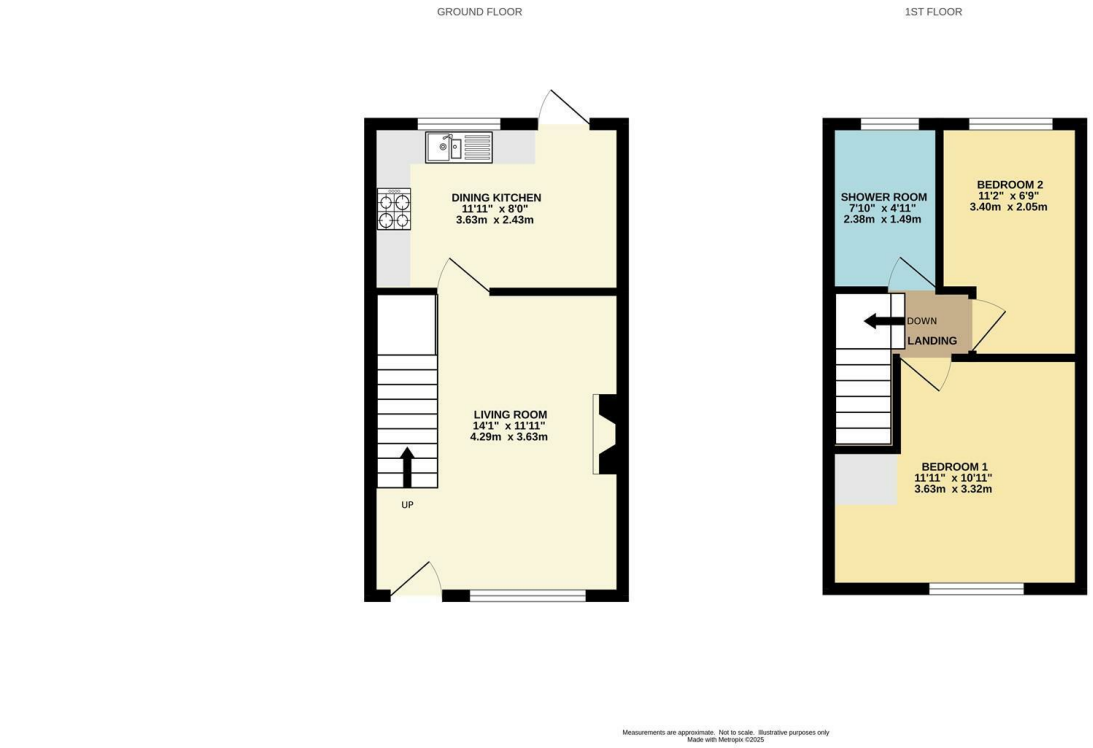
**jordanfishwick**

3 THE PINES FAULKERS LANE MOBBERLEY KNUTSFORD  
Guide Price £239,950



3 THE PINES FAULKNERS LANE MOBBERLEY KNUTSFORD WA16 7RT

NO ONWARD CHAIN. A very attractive and modern two bedroom mid mews. The property is nestled within the highly popular and exclusive Warford Park development and forms part of a select row of properties called The Pines. The development is surrounded by open Cheshire countryside and is within proximity of Wilmslow, Alderley Edge and Knutsford. This impressive property consists of a living room with wall mounted electric fire and open plan spindled staircase providing access to the first floor accommodation. The kitchen has been tastefully refitted with a stylish range of matching base and eye level units with complementary butchers block work surfaces, and a stunning tiled floor. The kitchen is fitted with several integrated appliances and has space for a dining table and chair set. Located on the first floor there are two well proportioned bedrooms and a refitted and stylish shower room which features a walk-in large shower area, tiled floor, and tasteful tiled splashbacks. The property benefits from double glazing and modern economic electric storage heaters. Externally there is a well maintained and low maintenance paved courtyard garden to the rear which has a south westerly aspect. The property also benefits from an allocated parking space and additional visitor spaces. The location also benefits from the CPASE boutique leisure club (subject to securing a membership) and is set within stunning and extensive communal grounds.



- Two Bedroom Mews
- Stunning Kitchen and Shower room
- South Westerly rear aspect
- Select Development
- On Site services (subject to membership)
- Amazing communal Grounds
- No Chain
- Parking

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	