

8 Faulkners Lane
Mobberley



Andrew J Nowell
& Company



8 Faulkners Lane, Mobberley, WA16 7AN

A charming extended and remodelled semi-detached home in a delightful rural setting with views onto the fields beyond.

- Open Plan Living
- Three Bedrooms
- Countryside Views
- Extended

Faulkners Lane has been carefully and tastefully remodelled by the current owners and offers spacious and well-balanced accommodation throughout.

Features of particular note on the ground floor are the wonderful open living dining kitchen with modern kitchen units, granite worktops and integrated appliances with bi-folding doors opening onto the garden. There is an entrance hall with cloakroom/W.C. which leads through to the sitting room with bay window and feature gas fireplace. There is also a utility room with a continuation of modern gloss units and garage.

To the first floor there are three well-proportioned bedrooms and two bathrooms (1 en-suite), both bathrooms have a mix of high quality contemporary fittings and bespoke tiling.





Externally the property is approached along a gravel driveway which leads to the integrated garage providing ample off road parking and to the rear there is a generous secluded garden with lawn and patio with a large timber garage, shed and brick build summer house. The property enjoys open views onto the fields beyond.

8 Faulkners Lane is situated in an idyllic spot within easy reach of Moberley village. The village has a local supermarket and shops for day to day needs. There are delightful country walks and highly

regarded public houses, historic church, renowned primary school and local cricket club.

The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within easy reach offering an excellent range of shopping including stylish boutiques and fine restaurants. The area is also renowned for its excellent schooling and leisure facilities. The motorway network system, Manchester International Airport, local and intercity rail links are close to hand.

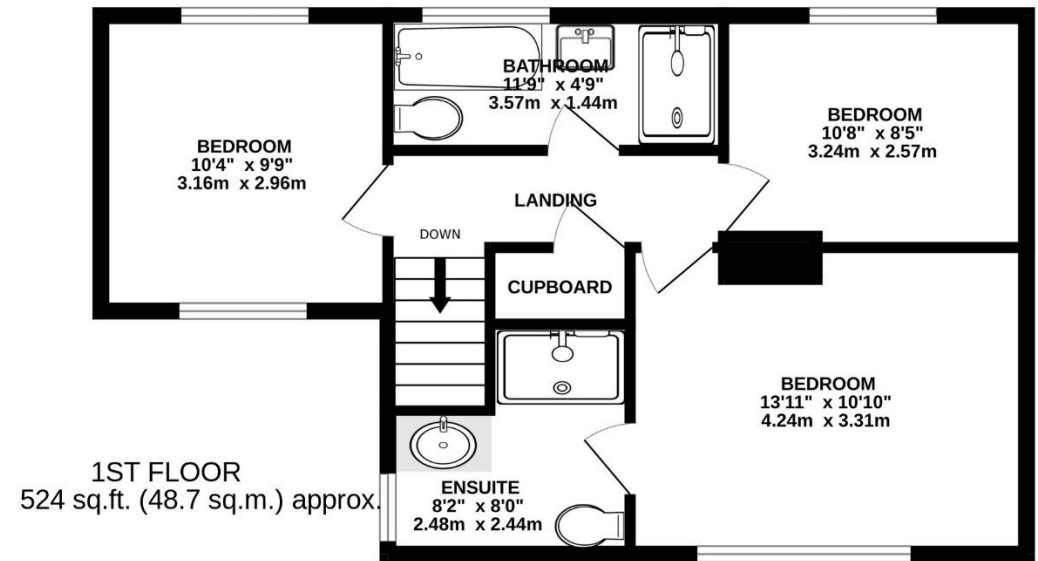
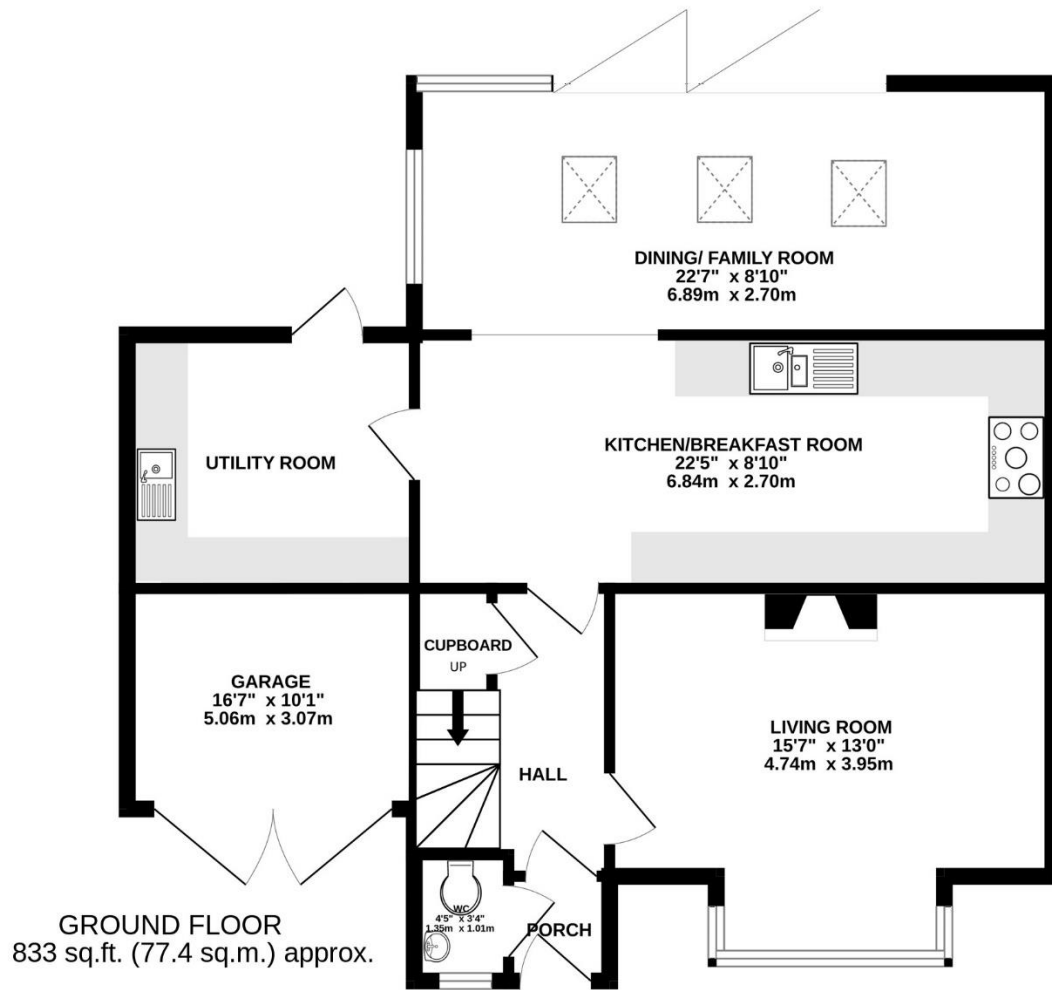
Postcode – WA16 7AN

What 3 Words – [///riverboat.verb.stuff](http://riverboat.verb.stuff)

Council Tax Band – E

EPC Rating – C

Tenure – Freehold



TOTAL FLOOR AREA : 1357 sq.ft. (126.0 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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