



Knutsford  
Mobberley Road

# Knutsford, WA16 8EL

## Mobberley Road

£475,000



### The Property

This beautifully presented three bedroom semi-detached period home has been much extended and remodelled over the years to now provide light, spacious and flexible living accommodation blending character features and modern convenience effortlessly. Particular mention must be made of the stunning, refitted, open plan Living Dining kitchen with Velux windows, range oven and French doors to the garden, the generous bedroom and reception accommodation with ground floor W.C. as well as the numerous character features including original architraves, ceiling coricing, staircase and fireplaces.

Located in a super convenient location in the heart of the town, a short walk to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through timber gate over a flagged pathway leading to the front entrance with feature planting, retained by mature hedging.

The rear gardens are a lovely feature of the property, being landscaped in design with a decked split-level courtyard incorporating mature tree and raised bed, fully enclosed by timber fencing and enjoying elevated views over the town. Beyond the courtyard is a designated parking area for several cars.

### Directions

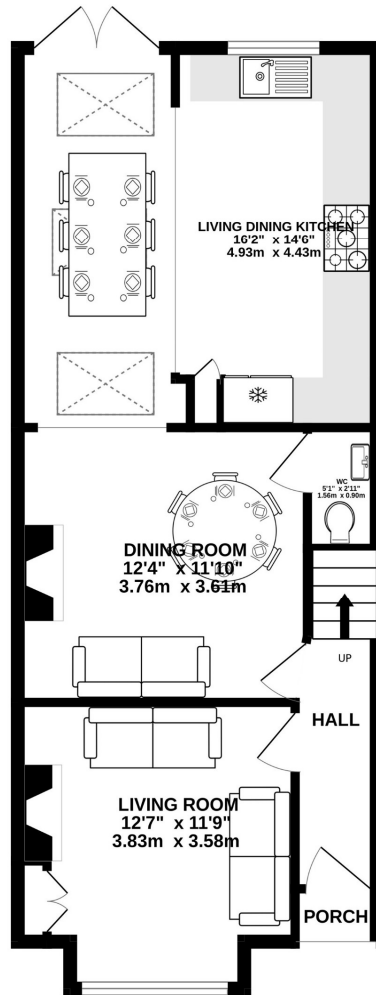
From Knutsford Town Centre proceed along King Edward Road turning left at the rail station down Adams Hill. At the lights proceed up Hollow Lane onto Mobberley Road where the property will soon be seen on your left.

- Beautifully presented semi-detached period property
- A short walk into Knutsford town centre & all amenities
- Spacious & flexible living accommodation
- Living, dining kitchen with integrated appliances
- Downstairs WC
- Three generous bedrooms
- Beautiful bathroom
- Private, enclosed split-level garden
- Off road parking

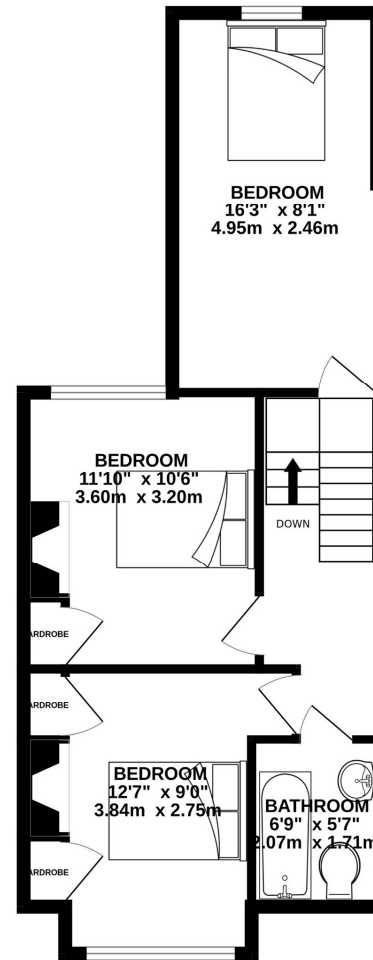
**Postcode** – WA16 8EL  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band D  
**EPC** - TBC



GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

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