







5 Appleby Crescent

Mobberley, Knutsford

A stylish former show home in central Mobberley. Four bedrooms, three-storey layout, landscaped west-facing garden, parking for two cars. Close to shops, schools and pubs.

Council Tax band: F

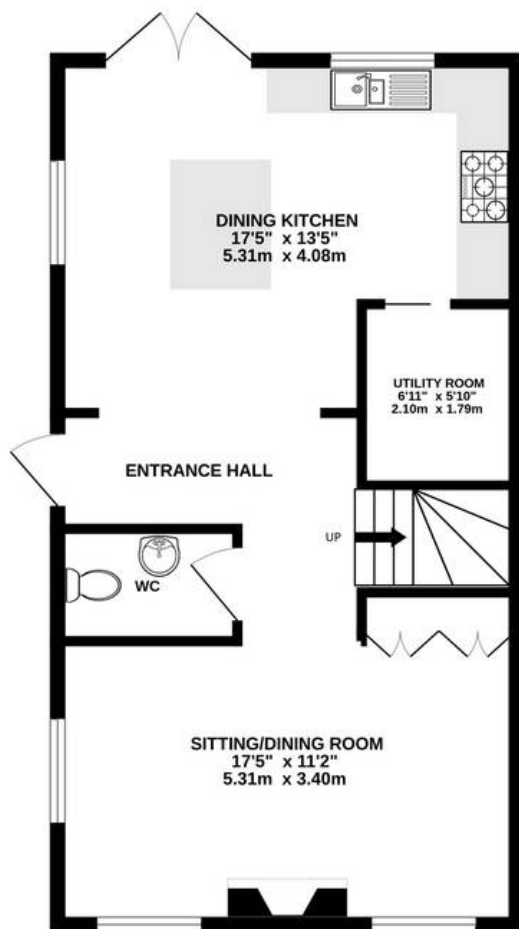
Tenure: Leasehold

EPC Energy Efficiency Rating: C

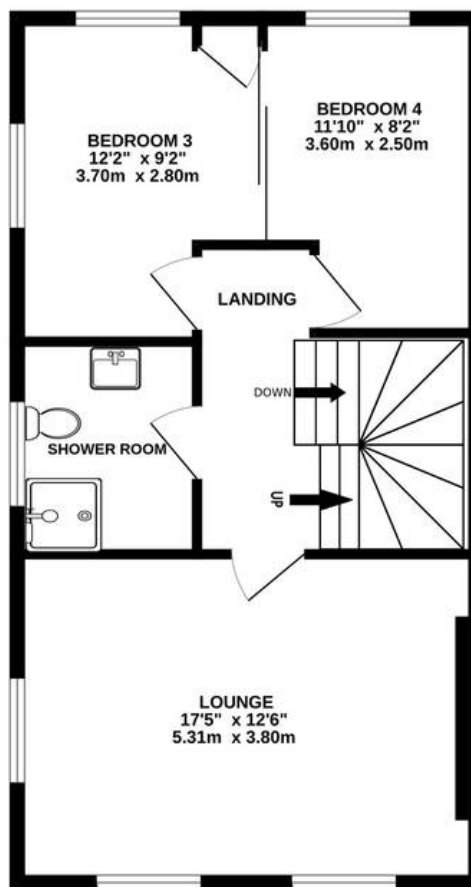
- Former Show Home with an imposing façade and beautifully presented accommodation extending to approximately 1,600 sq.ft.
- Prime village location in the heart of Mobberley, within walking distance of local amenities, highly regarded schools and popular village pubs.
- Superb open-plan dining kitchen with integrated appliances, French doors to the garden and adjoining utility room.
- Flexible three-storey layout offering four double bedrooms and versatile living space, ideal for families and home working.
- Spacious first-floor lounge, flooded with natural light and perfect for relaxing or entertaining.
- Stylish family bathroom, contemporary shower room and ground floor WC, finished to a high standard throughout.
- Landscaped west-facing rear garden enjoying excellent privacy and afternoon/evening sunshine, ideal for outdoor dining.
- Off-road parking for two vehicles, set within a sought-after modern development in one of Cheshire's most desirable villages.



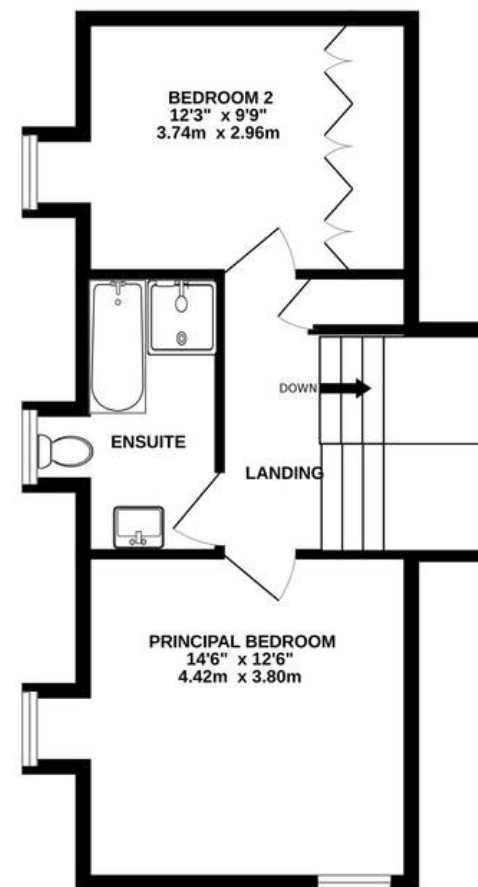
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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