



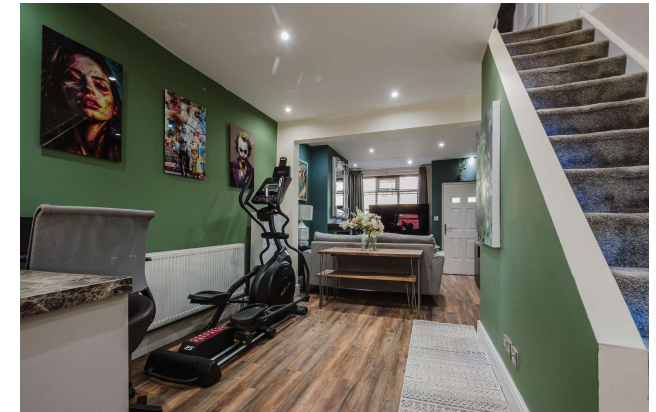
Mobberley  
Town Lane

  
IRLAMS  
*of Knutsford*

# Mobberley, WA16 7EY

## Town Lane

Offers over £299,950



### The Property

This immaculately appointed and deceptively spacious, two-bedroom terraced home has been lovingly maintained over the years to now provide light and flexible living accommodation in the heart of Mobberley village. The current owner has made a number of improvements to include, garden landscaping and more recently a renovated basement.

Particular mention must be made of the open plan Living Dining Room with cast iron feature fireplace leading through to the kitchen, the basement with an additional large storage chamber, the two large double bedrooms as well the low maintenance rear garden with decked area accessed from the kitchen. The property is approached over a gravel driveway, providing more than ample off-road parking and is fully enclosed by mature hedging. A raised Millboard decking area leads to the front entrance of the property. The rear gardens are a lovely feature of the property, landscaped with ease of maintenance in mind and is fully enclosed by wood lap fencing. A raised

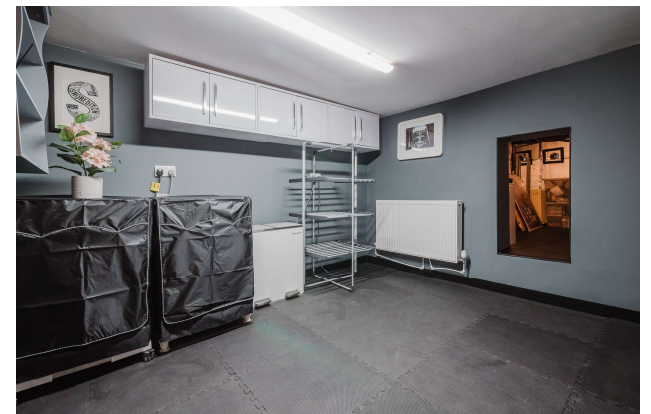
decking area accessed off the kitchen provides the ideal opportunity for alfresco dining with family and friends whilst enjoying the private aspect.

### Directions

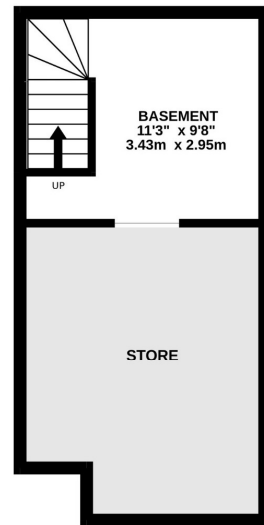
From Knutsford town centre proceed down Adams Hill and turn left at the traffic lights up on to Hollow Lane. Continue onto Mobberley Road and proceed for approx. 2 miles into Mobberley Village. Upon entering the Village along Town Lane, just prior to the Village Bakery turn left into the drive and the property is on the left.

- A beautifully appointed terraced property
- Situated in the heart of Mobberley Village & a short stroll from local amenities
- Open planning living dining room
- Two double bedrooms
- Recently renovated basement
- Private enclosed rear garden
- Driveway providing off road parking

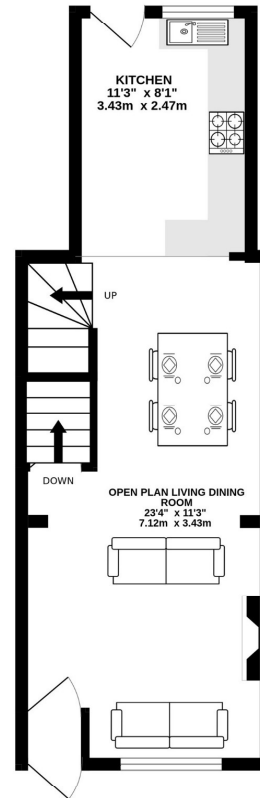
**Postcode** – WA16 7EY  
**EPC Rating** – C  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band C



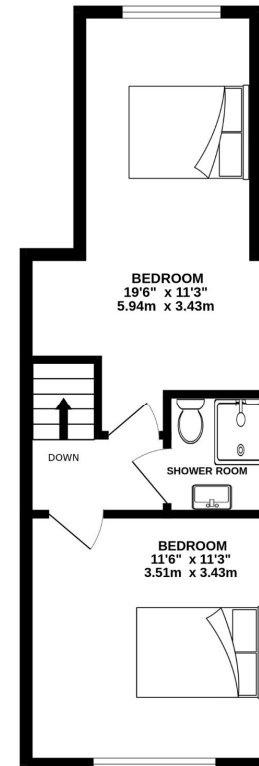
**BASEMENT**  
255 sq.ft. (23.7 sq.m.) approx.



**GROUND FLOOR**  
349 sq.ft. (32.4 sq.m.) approx.



**1ST FLOOR**  
354 sq.ft. (32.9 sq.m.) approx.



**TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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