

Knutsford

Mobberley Road

IRLAMS of Knutsford

Knutsford, WA16 8EQ

Mobberley Road

£325,000









The Property

This well presented two-bedroom period terrace home has been sympathetically improved and maintained over the years to now provide deceptively spacious and flexible living accommodation in the heart of the town. Particular mention must be made of the spacious dining kitchen large floor to ceiling glass window allowing floods of natural daylight, the generous bedroom proportions, the stunning refitted bathroom suite finished in a contemporary style as well as the private courtyard style garden, ideal for relaxing.

Located in a popular position, forming a row of similar properties in the heart of the town, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through a wrought iron gate which leads into an enclosed courtyard. To the rear is an open flagged patio garden area which is contained by mature hedging and wood lap fencing.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights by the railway station. Proceed through the next traffic lights up Brook Street turning immediately left onto Mobberley Road adjacent to The Legh Arms public house. After passing Manor Park South on your right the property will soon be seen on your right.

- Situated in the heart of Knutsford town centre
- Short walk to all amenities
- Part of Crosstown Conservation area
- Spacious & flexible living accommodation
- Dining kitchen & separate utility room
- Two bedrooms
- Two bathrooms
- Garden

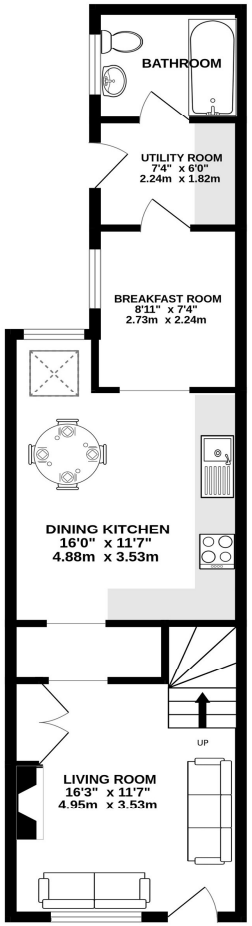
Postcode – WA16 8EQ
EPC Rating – C
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D



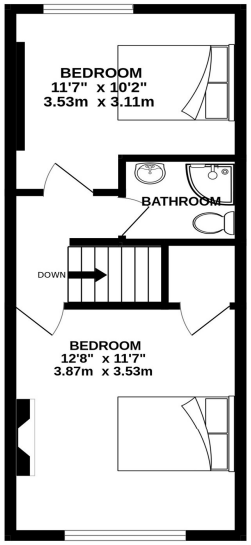




GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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