



Mobberley
Hall Bank North

 IRLAMS
of Knutsford

Mobberley, WA16 7JD
Hall Bank North
£310,000



The Property

This four bedroom mid terraced property offers the perfect opportunity to modernise, remodel and extend subject to relevant planning permissions. Particular mention must be made of the large living room with bay window flooding the room with natural daylight and lovely open aspect, the private low maintenance rear garden, the recently updated shower room with floor to ceiling tiles, as well the generous room proportions found throughout. Located in a quiet position set back from the road, forming a small enclave of similar properties within a short stroll to the village's local amenities, shops and award-winning public houses such as The Bull's Head, Roebuck Inn & Church Inn, whilst also being ideally positioned for all major network links to the Northwest and beyond.

The property is approached via a private road with parking area leading to the front entrance complimented with feature planting and mature shrubbery. The private rear garden is a lovely feature of the property with a southerly aspect.

The garden has been landscaped for ease of maintenance with astroturf lawn area and flagged patio accessed from the dining room, perfect for alfresco dining fully retained by wood lap fencing and feature planting. There is also a garden store for additional storage.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) passing the shell petrol station on the left. At the traffic lights turn left onto Adams Hill passing the railway station. At the traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road passing Bentley Manchester and proceed through the traffic lights onto Knutsford Road which becomes Town Lane. Continue through the centre of the village into Hall Lane. After passing the The Victory Hall on your left, turn right into Hall Bank.



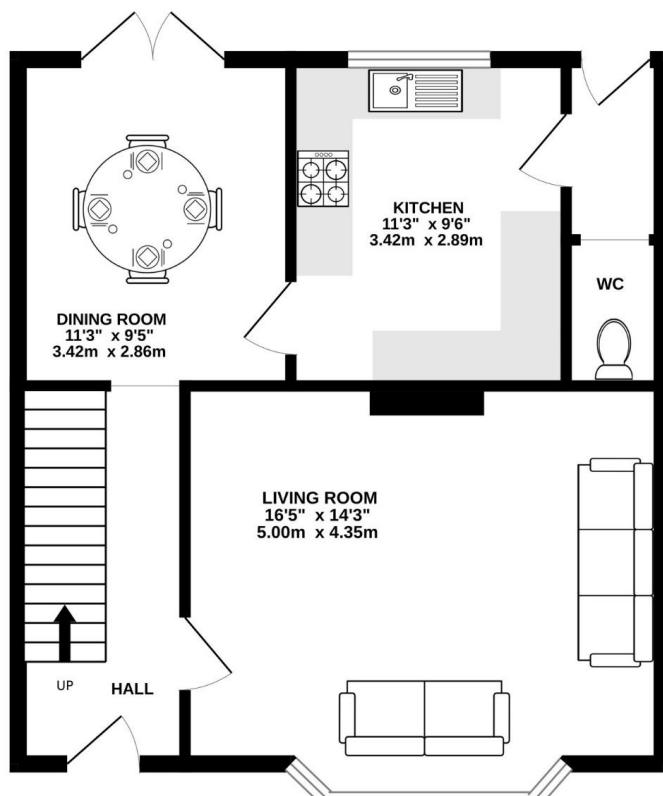
- A well-presented terraced property
- Situated within Mobberley village
- In need of some refurbishment
- Spacious & flexible living accommodation
- Two reception rooms
- Downstairs WC
- Kitchen
- Four bedrooms
- Refurbished Shower Room
- Beautiful, private & low maintenance rear garden with garden storage
- Off road parking



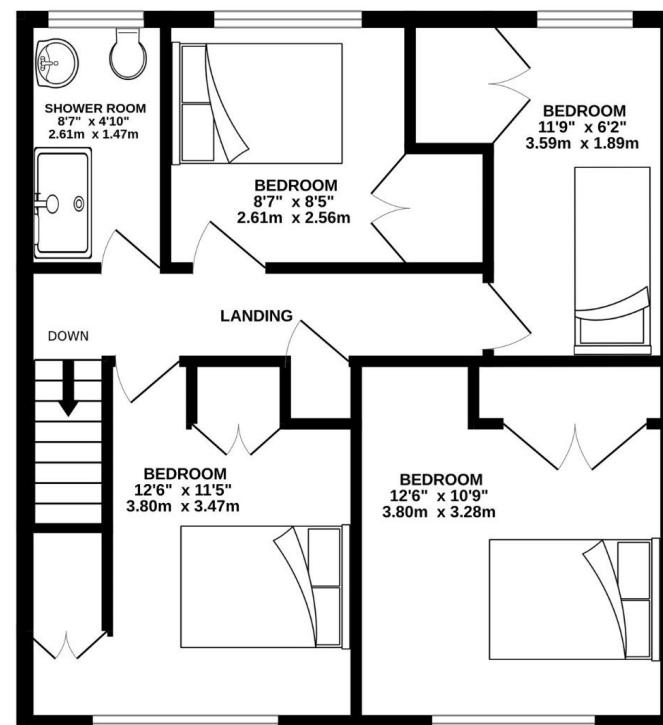
Postcode – WA16 7JD
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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.

Made with Metropix ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 (a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
 (b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 (c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.