



Mobberley
Hall Bank North



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.

Mobberley, WA16 7JD

Hall Bank North

£310,000

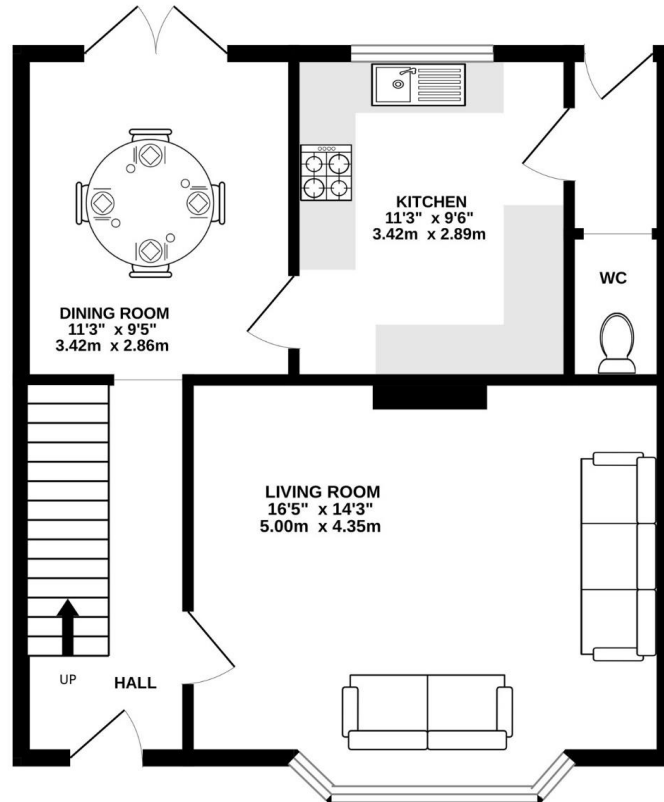


- A well-presented terraced property
- Situated within Mobberley village
- In need of some refurbishment
- Spacious & flexible living accommodation
- Two reception rooms
- Downstairs WC
- Kitchen
- Four bedrooms
- Refurbished Shower Room
- Beautiful, private & low maintenance rear garden with garden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

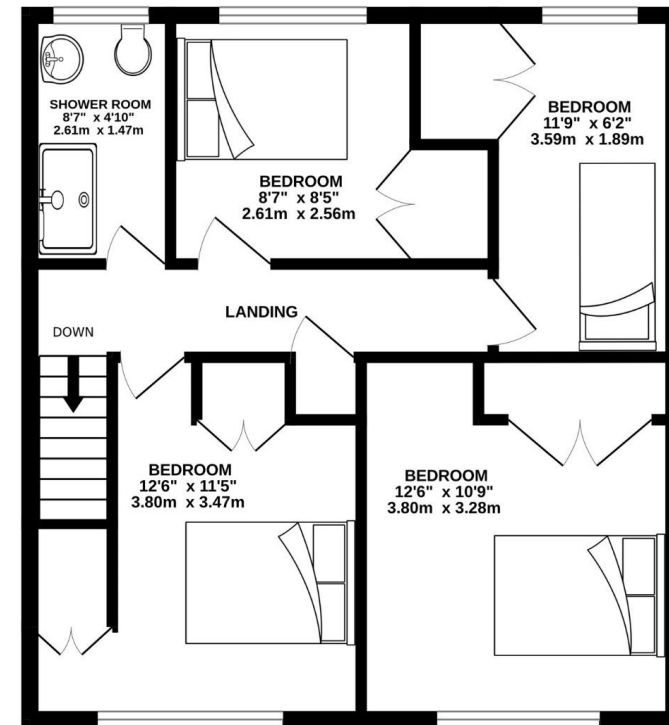
Postcode – WA16 7JD
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band C



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.

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