

Knutsford

Mobberley Road

IRLAMS of Knutsford

Knutsford, WA16 8HY

Mobberley Road

£495,000









The Property

This superb three-bedroom detached family home comes well-presented throughout and offers great space, perfect for a variety of family arrangements. Set off a quiet access road, back from the main road, the property enjoys a high degree of privacy whilst being conveniently positioned within a short walk of Knutsford Town Centre and all local amenities, including Knutsford's shops, bars and restaurants, as well as its stunning outdoor spaces such as Tatton Park and The Moor.

The house itself is deceptively spacious and comes with further potential for development (subject to the relevant permissions). Particular mention must be made of the spacious dining kitchen, which opens out to the rear garden, the bright living room with its large bay window flooding the room with natural daylight, as well as the three generously sized double bedrooms. The property is approached via a tarmacadam driveway providing two allocated parking spaces. A private timber-gated entrance leads through to the generous, mature front garden.

The property sits comfortably within its plot, with the gardens sweeping around the house to provide a high degree of privacy. A large flagged patio, established plants and shrubs, and raised planter beds create an attractive outdoor space, perfect for alfresco dining and entertaining. The gardens are enclosed by woodlap fencing together with mature hedging and trees, further enhancing the property's private setting.

Directions

From the centre of Knutsford proceed along King Edward Road (A50) turning left downs Adams Hill passing the railway station. At the next traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Follow Mobberley Road until you approach the traffic lights at Bentley Manchester then turn right into Kids Planet where the property will be found on the left.

- Beautifully presented detached property situated in a lovely private location
- Spacious & flexible living accommodation
- Living, dining kitchen
- Three generous bedrooms
- Spacious bathroom
- Private, enclosed garden surrounded by shrubbery and woodland
- Allocated parking
- One of a kind property
- No chain

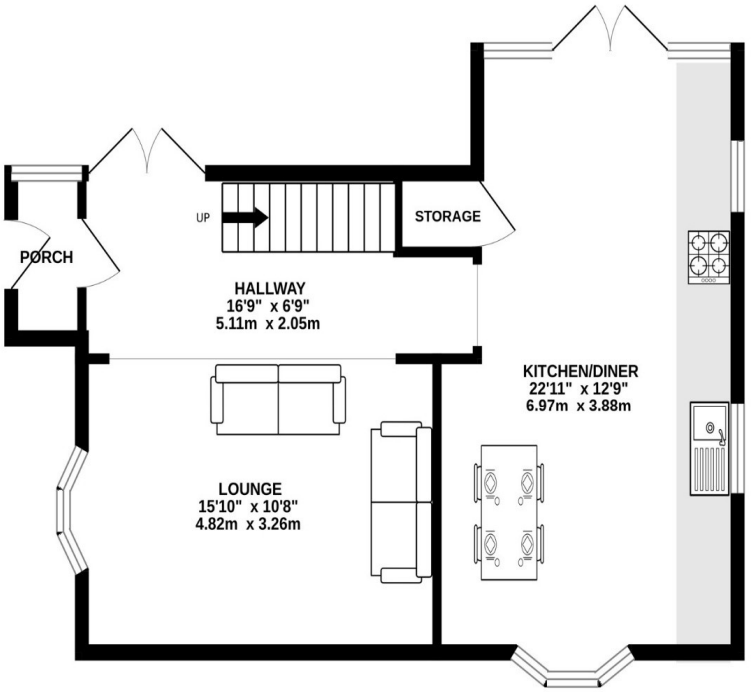
Postcode – WA16 8HY
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band D
EPC - TBC



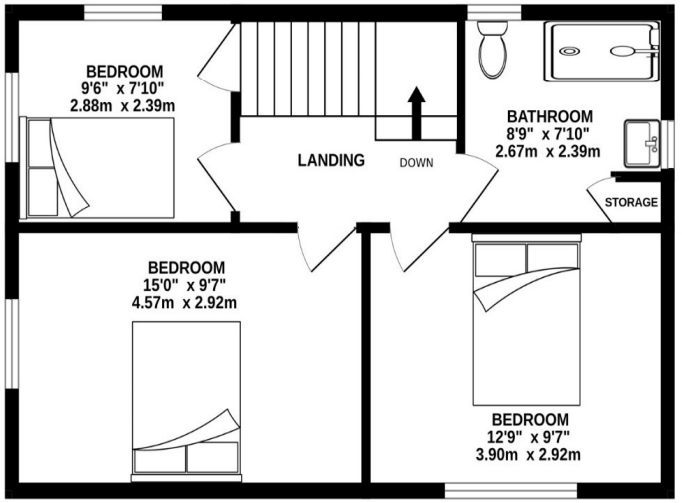




GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

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