



Mobberley
Appleby Crescent


IRLAMS
of Knutsford



Mobberley, WA16 7GB

Appleby Crescent

£695,000



The Property

This immaculately presented four bedroom semi detached townhouse has been much improved and extended over the years to now provide spacious and flexible living accommodation in a contemporary style. Particular mention must be made of the large Living Dining Kitchen to the rear of the property that boasts exceptionally high spec kitchen with integrated appliances and quartz work tops.

Accommodation comprises Hallway, downstairs W/C, open plan living dining kitchen, utility room and cosy sitting room to the front. 3 Bedrooms to the first floor, one with en-suite shower room, additional family bathroom. Master bedroom suite to the second floor with four piece bathroom and dressing room. There is also further potential to extend to the side of the property (subject to relevant permissions) due to the size, nature and aspect of the plot.

Located in an ever popular position, forming a select development of similar properties in the heart of Mobberley village, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over tarmac driveway, providing allocated parking for two cars leading to the front entrance with flagged pathway and feature planting. The rear gardens are a beautiful feature of the property, being generous in proportions and newly re-landscaped with grassed area and bordered by raised beds. Two large, porcelain tiled patios area sweep around the rear of the property providing fantastic opportunity for alfresco dining and enjoying the lovely private aspect.

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 passing Bentley Manchester and proceed through the traffic lights onto Knutsford Road which becomes Town Lane. After passing Mobberley Bakery & the local shops on your right the entrance to Appleby Crescent will soon be seen on your left.

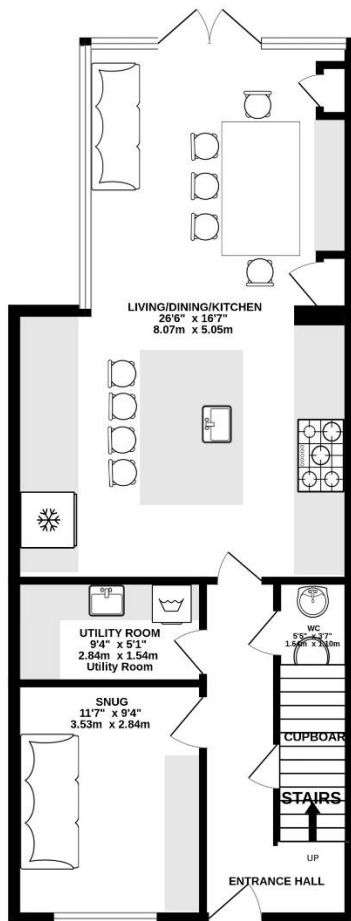
- An immaculately presented semi-detached townhouse set over three floors
- Refurbished to a high standard throughout
- Situated within Mobberley Village, close to local amenities
- Spacious open plan living dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms
- Three bathrooms (two en-suite)
- Enclosed private garden with patio and lawned areas
- Allocated parking

Postcode – WA16 7GB
EPC Rating – TBC
Tenure – Leasehold
Local Authority – Cheshire East
Council Tax – Band F

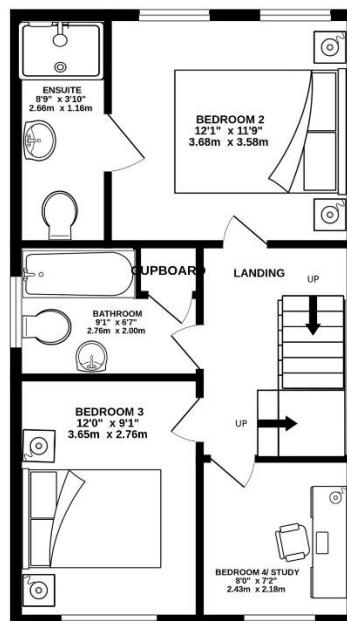
Service Charge – £407.72 pa
Ground Rent – £195.00 pa



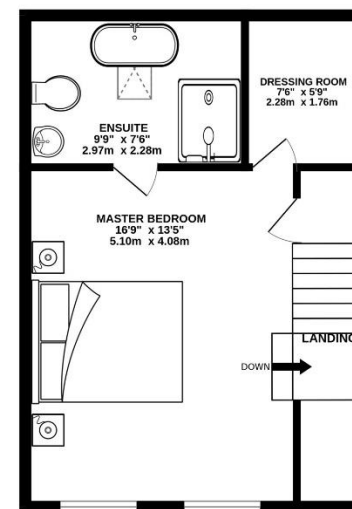
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.2 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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