



Mobberley
Town Lane

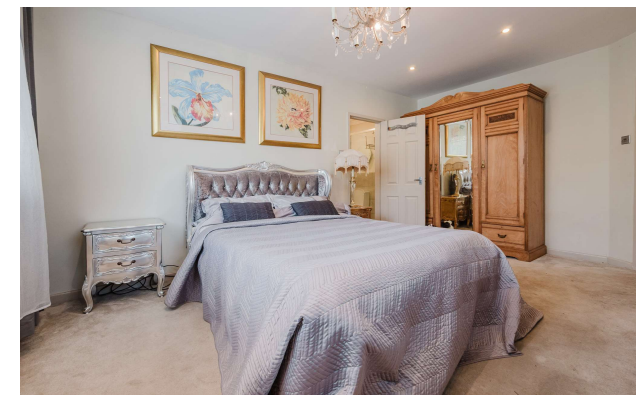

IRLAMS
of Knutsford



Mobberley, WA16 8EL

Town Lane

£645,000



The Property

This immaculately presented four-bedroom detached dormer bungalow has been much improved over the years by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the refitted breakfast kitchen leading out to spacious conservatory overlooking the private rear gardens, the converted garage space providing a large utility area, the living room with dual aspect allowing floods of natural daylight, the extended bedroom space to the first floor with velux windows as well as the fantastic potential to further extend (subject to relevant permissions) to the rear due to the size, nature and aspect of the plot. Located in an ever popular position forming a small development of similar properties in the heart of the village, a short walk to all local amenities whilst being ideally positioned for all major network links to the northwest and beyond.

The property is approached over a large block-paved driveway, providing more than ample parking leading to the front entrance, flanked by lawned garden with feature planting, retained by mature hedging and trees. The rear gardens are a lovely feature of the property, being of generous proportions with a private, south facing aspect.

Laid to lawn in the main with a range of well stocked borders surrounding containing a multitude of plants and foliage with feature trees, all fully enclosed by wood lap fencing and established hedging. Flagged and block paved patio area sweeps around the rear of the property, accessed off the conservatory and living room, provides ideal opportunity for alfresco dining and enjoying the lovely aspect. A brick-built outbuilding provides additional storage/studio space.

Directions

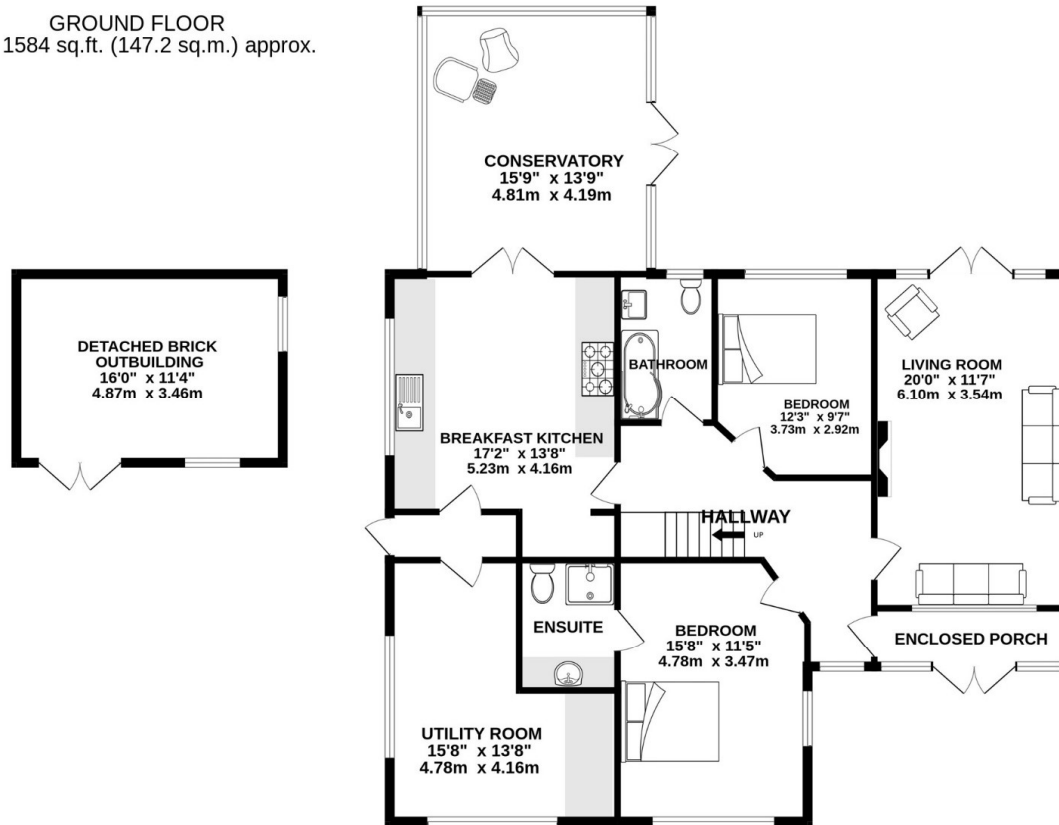
From the centre of Knutsford proceed along King Edward Road (A50) passing the shell petrol station on the left. At the traffic lights turn left onto Adams Hill passing the railway station. At the traffic lights turn left onto Hollow Lane which becomes Mobberley Road. Continue passing Bentley Manchester through the traffic lights into Mobberley Village. Turn right into Town Lane service road where the property will soon be seen.

- Beautifully presented detached dormer bungalow
- Situated in a lovely village location a short walk to local amenities
- Spacious & flexible living accommodation
- Breakfast kitchen & separate utility room
- Four generous bedrooms
- Two bathrooms (one en-suite)
- Private, enclosed garden
- Off road parking
- Detached brick outbuilding/studio

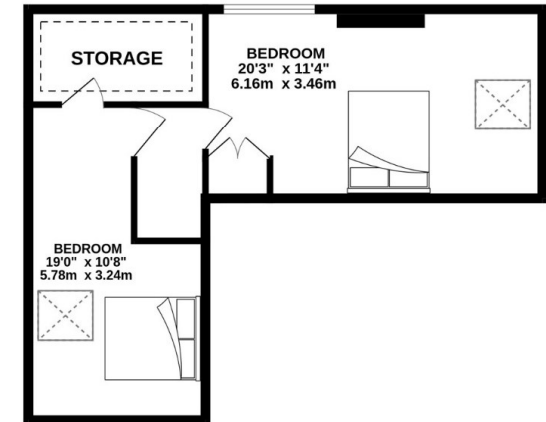
Postcode – WA16 8EL
Tenure – Freehold
Local Authority – Cheshire East
Council Tax – Band E
EPC - TBC



GROUND FLOOR
1584 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 sq.m.) approx.

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