



Mobberley  
Town Lane

 IRLAMS  
of Knutsford



### The Property

This beautifully presented four-bedroom semi-detached Victorian property, formerly the Mobberley village store, has been much extended, refurbished and remodelled over the years by the current owners to now provide light, flexible and deceptively spacious living accommodation, blending character features and modern convenience effortlessly. Particular mention must be made for the stunning, open plan, Living Dining Kitchen with island unit, bi fold doors and atrium roof light, the master bedroom with en-suite shower room, refitted family bathroom and added utility as well as the generous reception proportions and character features throughout the property.

Located in the heart of the village, a stone's throw from most local amenities and walking distance to the Bulls Head and Roebuck public houses whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a block paved driveway, providing ample off-road parking, leading to the front entrance and integral

garage with feature planting, screened by mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a private, open aspect. Laid to lawn in the main with a range of well stocked borders containing a wealth of different plants, mature trees, pergola and greenhouse, all fully enclosed by brick elevations and timber fencing. Stone flagged patio area sweeps around the rear of the property providing ample opportunity for alfresco dining and enjoying the pleasant aspect.

### 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 where the property will soon be seen on your left opposite Town Lane Co-op.

**Mobberley, WA16 7HJ**  
**Town Lane**  
**£795,000**

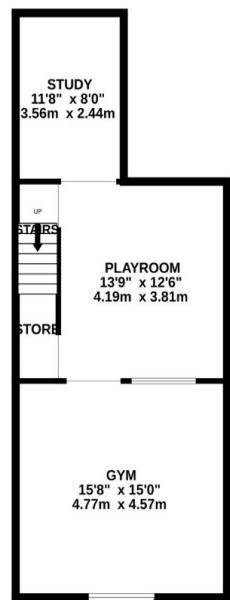


- Beautifully presented semi-detached property situated in the heart of Mobberley village
- Very spacious & flexible living accommodation situated over four floors
- Fabulous open plan Living, dining kitchen with integrated appliances & separate utility room
- Four generous bedrooms
- Three bathrooms (one en-suite)
- Generous, private, enclosed garden
- More than ample off road parking
- Garage

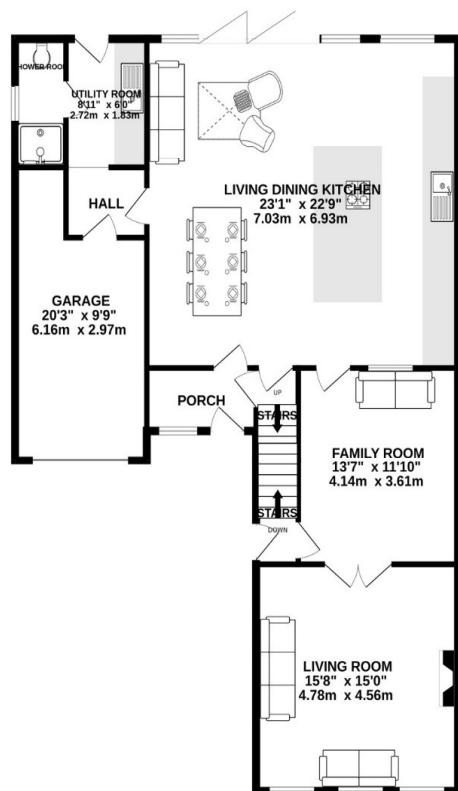
**Postcode** – WA16 7HJ  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band B  
**EPC** - TBC



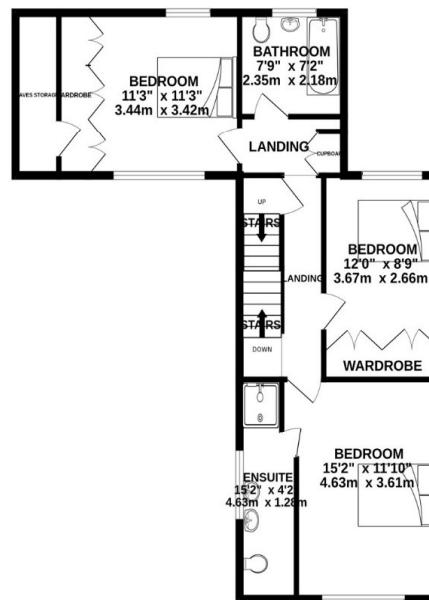
BASEMENT  
543 sq.ft. (50.4 sq.m.) approx.



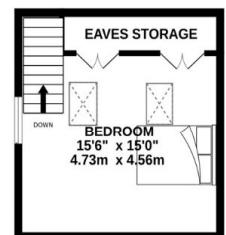
GROUND FLOOR  
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 2765 sq.ft. (256.9 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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103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: [info@irlamsestateagents.co.uk](mailto:info@irlamsestateagents.co.uk)

[www.irlamsestateagents.co.uk](http://www.irlamsestateagents.co.uk)

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