



**GASCOIGNE  
HALMAN**

MARION DRIVE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

No Chain. Nestled within a peaceful cul-de-sac in a highly desirable position at the heart of Mobberley Village, this deceptively spacious, well-appointed and recently redecorated three-bedroom, three-bathroom townhouse benefits from a south-westerly facing rear garden, private driveway and integral garage. Subject to the necessary consents, purchasers may wish to explore conversion of the garage to create additional living accommodation.

The well-proportioned accommodation is arranged over three generous floors and extends to approximately 1,300 sq. ft. In brief, the ground floor comprises a welcoming entrance hallway with useful storage cupboards and access to the garage. A versatile third bedroom or home office served by a shower room with W.C. and a utility room with direct access to the rear garden completes the ground floor.

To the first floor is a well-appointed dining kitchen positioned to the rear, alongside a bright and spacious living room, ideal for both everyday living and entertaining. The second floor provides two attractive double bedrooms, both with fitted wardrobes and complemented by En-suite bath/shower rooms.

The property is warmed by a gas central heating system and benefits from UPVC double glazing throughout. Externally, the enclosed rear garden enjoys a sunny south-westerly aspect, with a patio area providing an ideal setting for outdoor dining and entertaining.

Offered for sale with no onward chain and tastefully redecorated throughout, this superb home is expected to appeal to a broad range of buyers seeking village living with generous accommodation and excellent versatility.

#### DIRECTIONS

SAT NAV: WA16 7GE

#### LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Booths, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

#### TENURE

Leasehold. 155 years from new 2005. 135 Years remaining. Ground rent £310 per annum. No service charges.

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

#### LOCAL AUTHORITY

Cheshire East Council Tax Band: E

#### ENERGY PERFORMANCE RATING

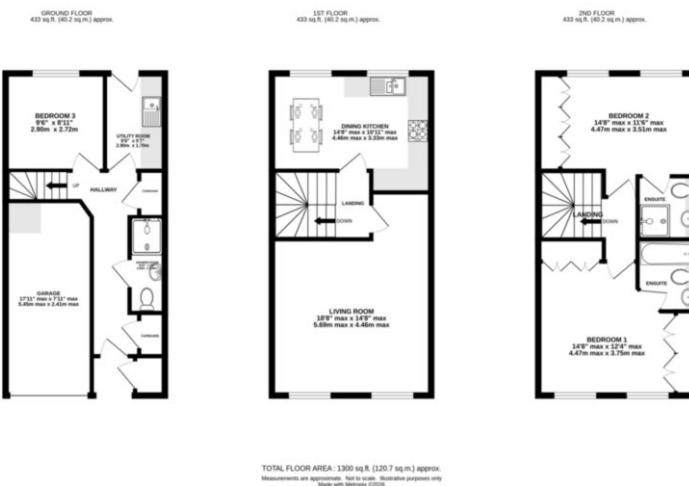
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#### TOTAL FLOOR AREA

1300 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



TOTAL FLOOR AREA: 1300 sq. ft. (120.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Bentley 3D2D

#### KNUTSFORD OFFICE

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