



Knutsford  
Great Oak Square

IRLAMs  
*of Knutsford*





# Knutsford, WA16 7GD

## Great Oak Square

### £1,800.00 PCM (Inc All Bills)



### The Property

This beautifully presented modern mews house, forms part of a modern development in the heart of Mobberley Village and within a short walk of Mobberley village and all it's amenities. The property is immaculately presented throughout and is offered on a fully furnished basis including crockery and cutlery. The house has a generous offering of space including large dining/living area plus two well-appointed double bedrooms and two bathrooms, one of which is en-suite. The property also comprises Kitchen with integrated appliances along with all the crockery and cutlery, a downstairs W/C a wealth of storage throughout. Externally the property overlooks communal gardens and is approached over a York stone lined with topiary bushes, there is an allocated parking space and a generously appointed rear garden laid to patio and faux lawn for a low maintenance space where you can enjoy the evening sun. Another point of particular mention to note is that

alongside the properties fully furnished offer the rental price is inclusive of all bills including **Gas, Electric, Water, Council Tax Internet, Window Cleaner & Tv License**

### Directions

From the roundabout in Canute Square travel along King Edward Road (A50) at the traffic lights turn left passing the rail station on your left and Aldi supermarket. At the next lights turn left up Hollow Lane onto Mobberley Road. Continue along this road passing the Bentley Garage and upon entering Mobberley Village turn left onto Ilford Way and first right into Marion Drive and follow the road around Great Oak Square where the property will soon be seen.



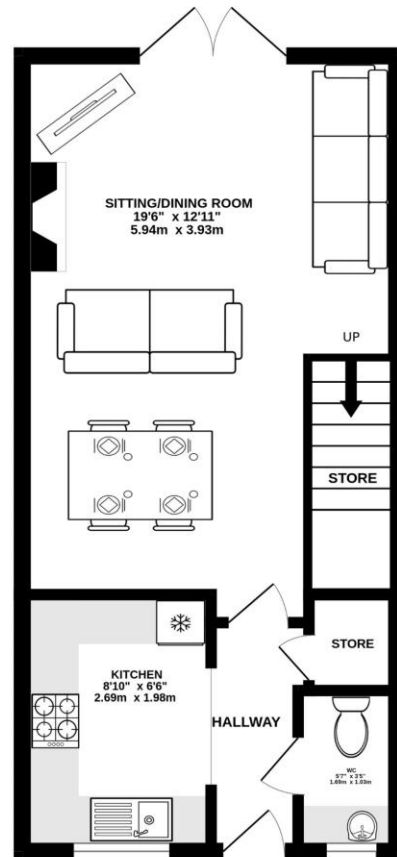


- An immaculately presented mews property
- Situated in the heart of Mobberley Village & all its amenities.
- Finished to a high standard in a contemporary style
- Fully Furnished
- Two bedrooms
- Two bathrooms (one en-suite)
- Utilities included
- Available Immediately

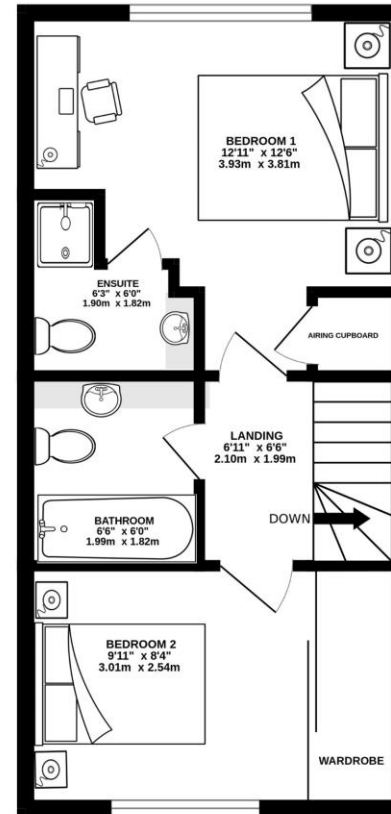
**Postcode** – WA16 7GD  
**EPC Rating** – C  
**Local Authority** – Cheshire East  
**Council Tax** – Band C



GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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