



Knutsford
Great Oak Square

 IRLAMS
of Knutsford



The Property

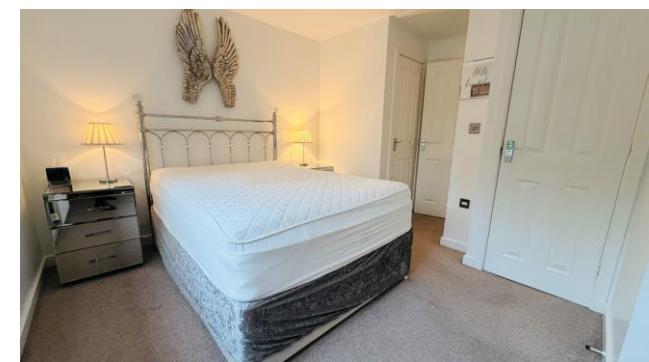
This beautifully presented modern mews house, forms part of a modern development in the heart of Mobberley Village and within a short walk of Mobberley village and all it's amenities. The property is immaculately presented throughout and is offered on a fully furnished basis including crockery and cutlery. 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

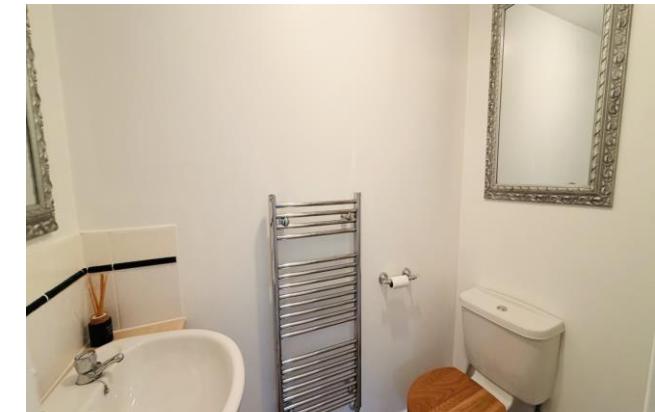
From the roundabout in Canute Square travel along King Edward Road (A50) at the traffic lights turn left passing the rail station on your left and Aldi supermarket. At the next lights turn left up Hollow Lane onto Mobberley Road. Continue along this road passing the Bentley Garage and upon entering Mobberley 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.

Knutsford, WA16 7GD
Great Oak Square
£1,800.00 PCM (Inc All Bills)

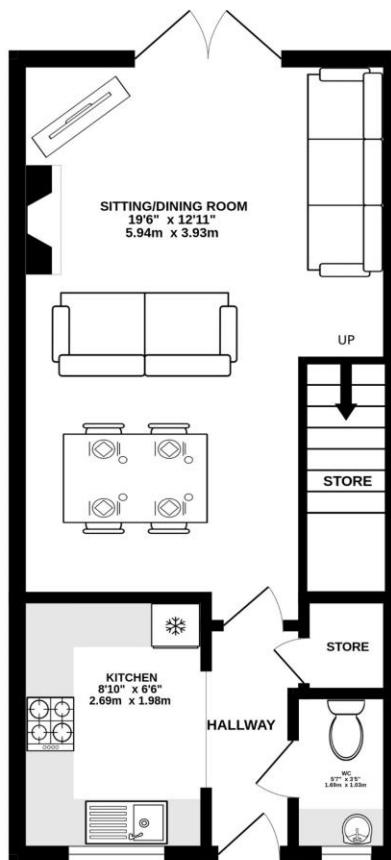


- An immaculately presented mews property
- Situated in the heart of Mobberley Village & all its amenities.
- Finished to a high standard in a contemporary style
- Fully Furnished
- Two bedrooms
- Two bathrooms (one en-suite)
- Utilities included
- Available Immediately

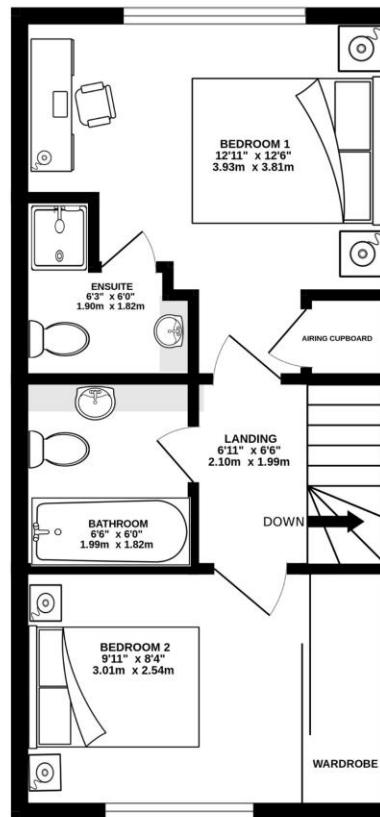
Postcode – WA16 7GD
EPC Rating – C
Local Authority – Cheshire East
Council Tax – Band C



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.
Made with Metropix ©2025

103 King Street, Knutsford, Cheshire, WA16 6EQ

01565 654 000

E: info@irlamsestateagents.co.uk

www.irlamsestateagents.co.uk

I1021_ Printed by Ravensworth 01670 713330

Irlams (Estate Agents) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(c) No person in the employment of Irlams (Estate Agents) Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.