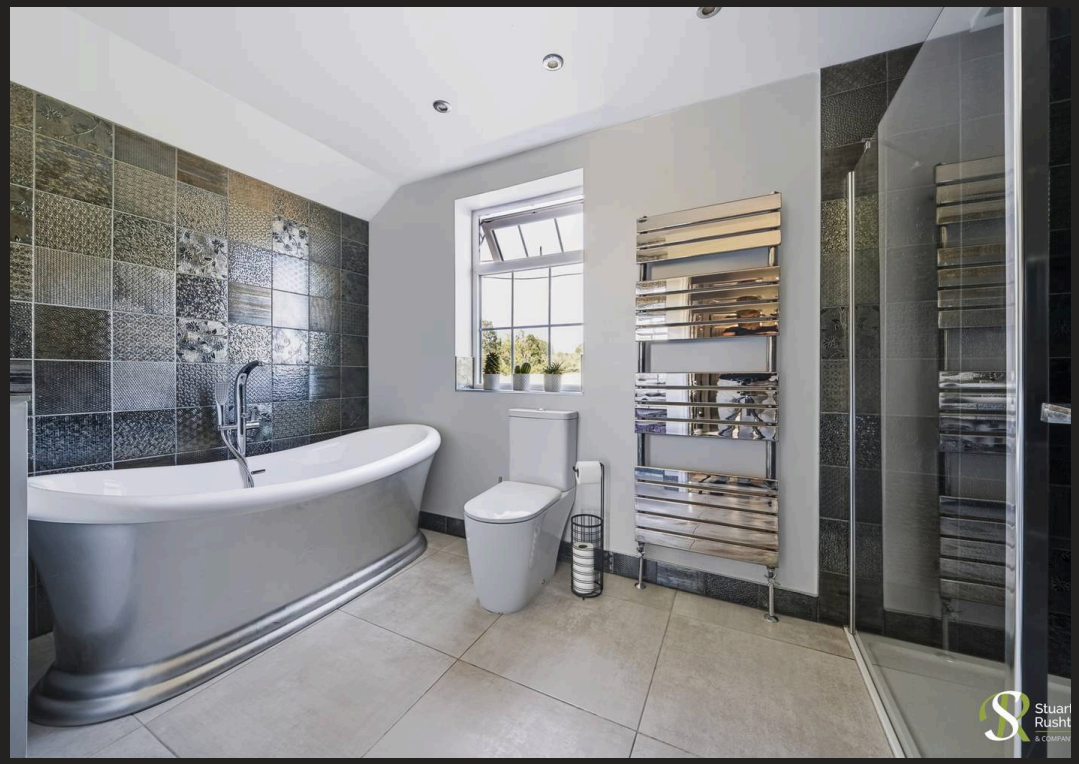
Stuart Rushton & COMPANY

3 Spring Bank Slade Lane, Mobberley - WA16 7QQ

£800,000



BOOT ROOM

3 Spring Bank

Slade Lane, Mobberley

A charming extended Georgian cottage in Mobberley with 3/4 beds, spacious living, landscaped gardens, outbuildings, off-road parking and 2.5 acres of rented land in a private, elevated, semi-rural setting.

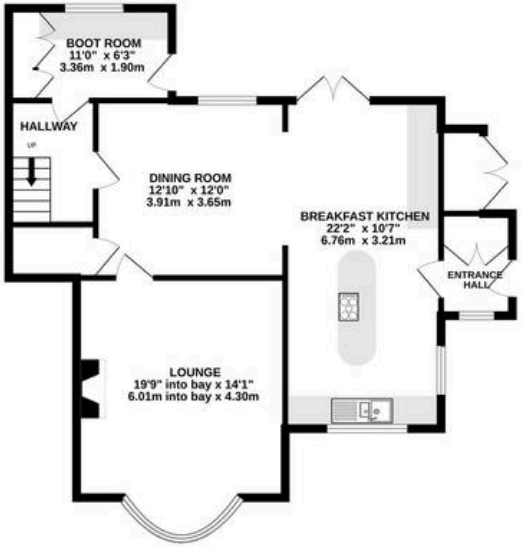
Council Tax band: E

Tenure: Freehold

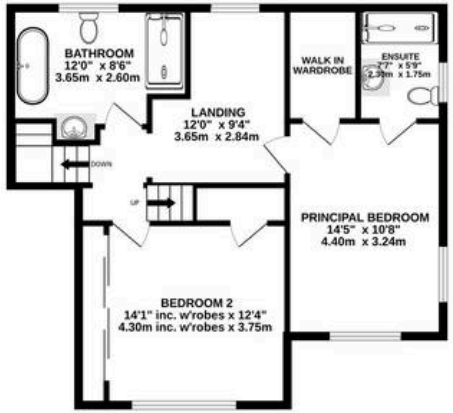
EPC Energy Efficiency Rating: E

- Attractive & Extended End Georgian Townhouse in a Sought-After Mobberley Setting
- Wonderful Elevated Position with Far-Reaching Views & Excellent Privacy, Plus Only 10-minute Walk to Mobberley Train Station
- Spacious & Versatile Accommodation Arranged Over Three Floors
- Three or Four Bedrooms, Two Bathrooms & Generous Ground Floor Living Space
- Beautifully Landscaped Garden with Multiple Entertaining, Seating & Outdoor Cooking Areas
- Private Rear Courtyard with a Collection of Useful & Versatile Outbuildings and a WC
- Garage & Driveway Providing Off-Road Parking
- Approx. 2.5 Acres of Rented Land (minimal cost) Opposite with Two Stables, Brook & Bridge – Ideal for Livestock & Rural Lifestyle Living
- Newly Installed Water Treatment Plant

GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.

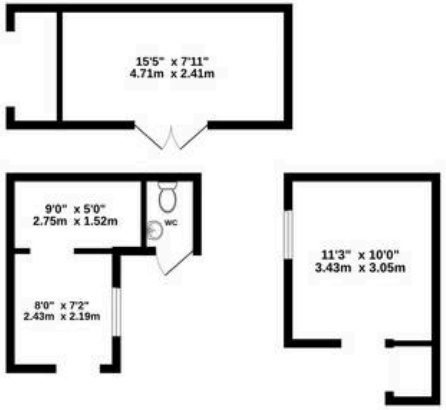


1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.

OUTBUILDINGS
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (192.0 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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