









# 25 Mobberley Road

Knutsford

Modern extended three-bedroom townhouse near Knutsford centre with study, two receptions, hand-crafted kitchen, enclosed garden, off-road parking, and flexible family living.

Council tax band: D

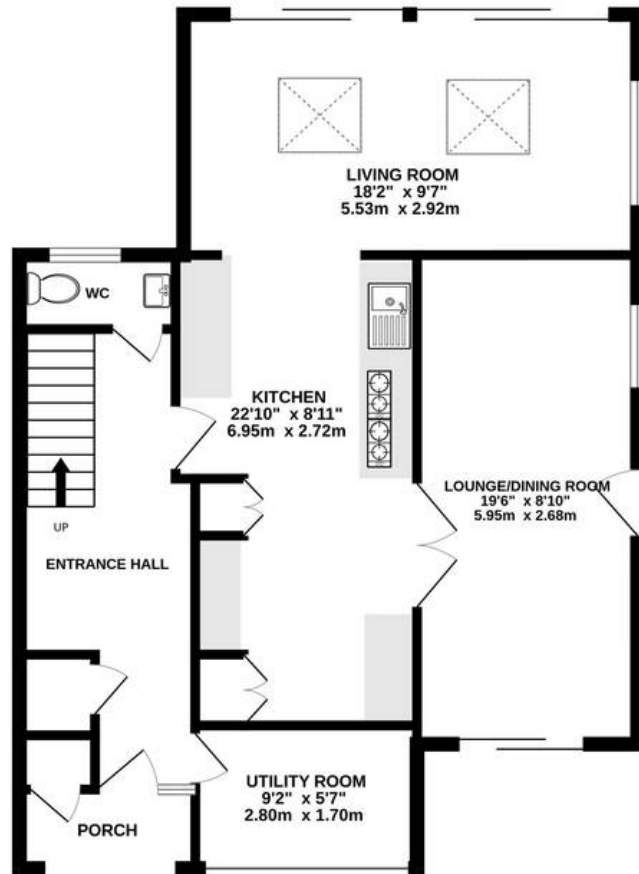
Tenure: Freehold

Energy efficiency rating: C

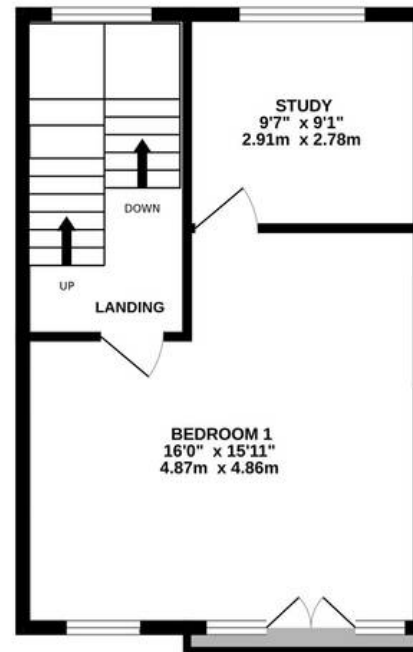
- Positioned upon the quiet one-way section of Mobberley Road
- An extended townhouse in the town centre
- Superb open plan and flexible living to the ground floor
- Potential for an additional bedroom or bathroom
- Utility area and downstairs WC
- Low maintenance enclosed rear garden
- Off road parking for several vehicles
- Quiet yet super convenient town centre position
- Three generously proportioned bedrooms, plus a study



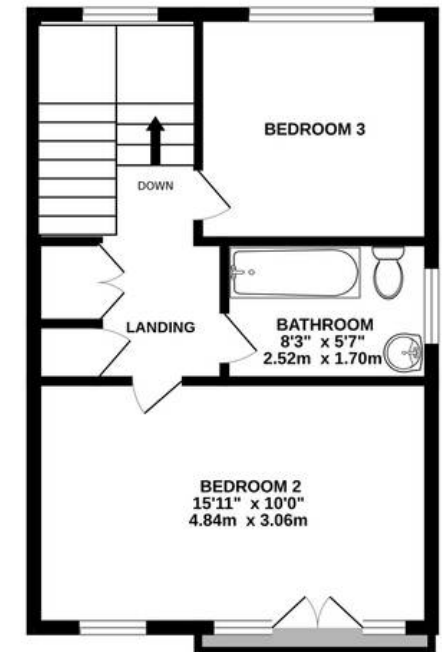
GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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