



**GASCOIGNE  
HALMAN**

SPRINGFIELD ROAD, MOBBERLEY, KNUTSFORD

---

THE AREAS LEADING ESTATE AGENT

No Chain: In need of comprehensive modernisation, this versatile three bedroom detached dormer bungalow occupies a highly desirable cul-de-sac position within the sought-after village of Mobberley and offers exceptional development potential, subject to the necessary planning consents. Set behind a private driveway with integral garage, the property enjoys a generous plot and a private south westerly facing rear garden backing directly onto open Cheshire countryside.

The existing accommodation provides an excellent platform for reconfiguration, extension, and possible enlargement, including further utilisation of the substantial loft space. The property presents an exciting opportunity for purchasers to create a bespoke family home or explore redevelopment potential in an area where extended and newly transformed homes are in demand.

The current layout comprises an entrance porch opening into a spacious central hallway, a dual aspect living room with access to the rear garden and uninterrupted views across the fields beyond, and a separate dining kitchen with direct access to the integral garage. Two double bedrooms and a three-piece family bathroom complete the ground floor. To the first floor, a small landing provides access to a sizeable loft space offering clear scope for further conversion, subject to planning, alongside a third bedroom with rear dormer overlooking the garden and countryside.

Mobberley is conveniently well connected falling within close proximity to Knutsford, Wilmslow and Hale, together with easy access to local amenities, Mobberley train station, good schools and popular public houses.

#### DIRECTIONS

SAT NAV: WA16 7EW

## KNUTSFORD OFFICE

01565 750 900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

#### 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

Freehold. Chief Rent £10pa.

#### SERVICES (NOT TESTED)

All mains services are connected but 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

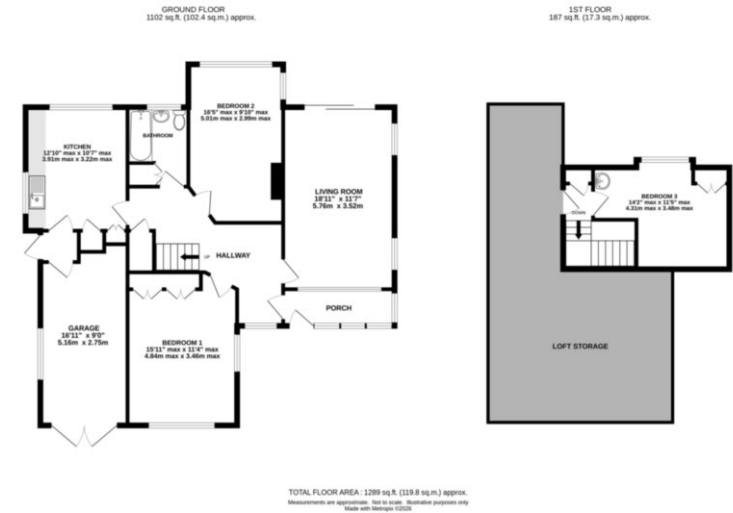
TBC

#### TOTAL FLOOR AREA

1289 SQFT approx

#### VIEWINGS

Viewing strictly by appointment through the Agents.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) 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; (ii) 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 tenants 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; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.