







Chynalls, Leicester Drive

Mobberley, Knutsford

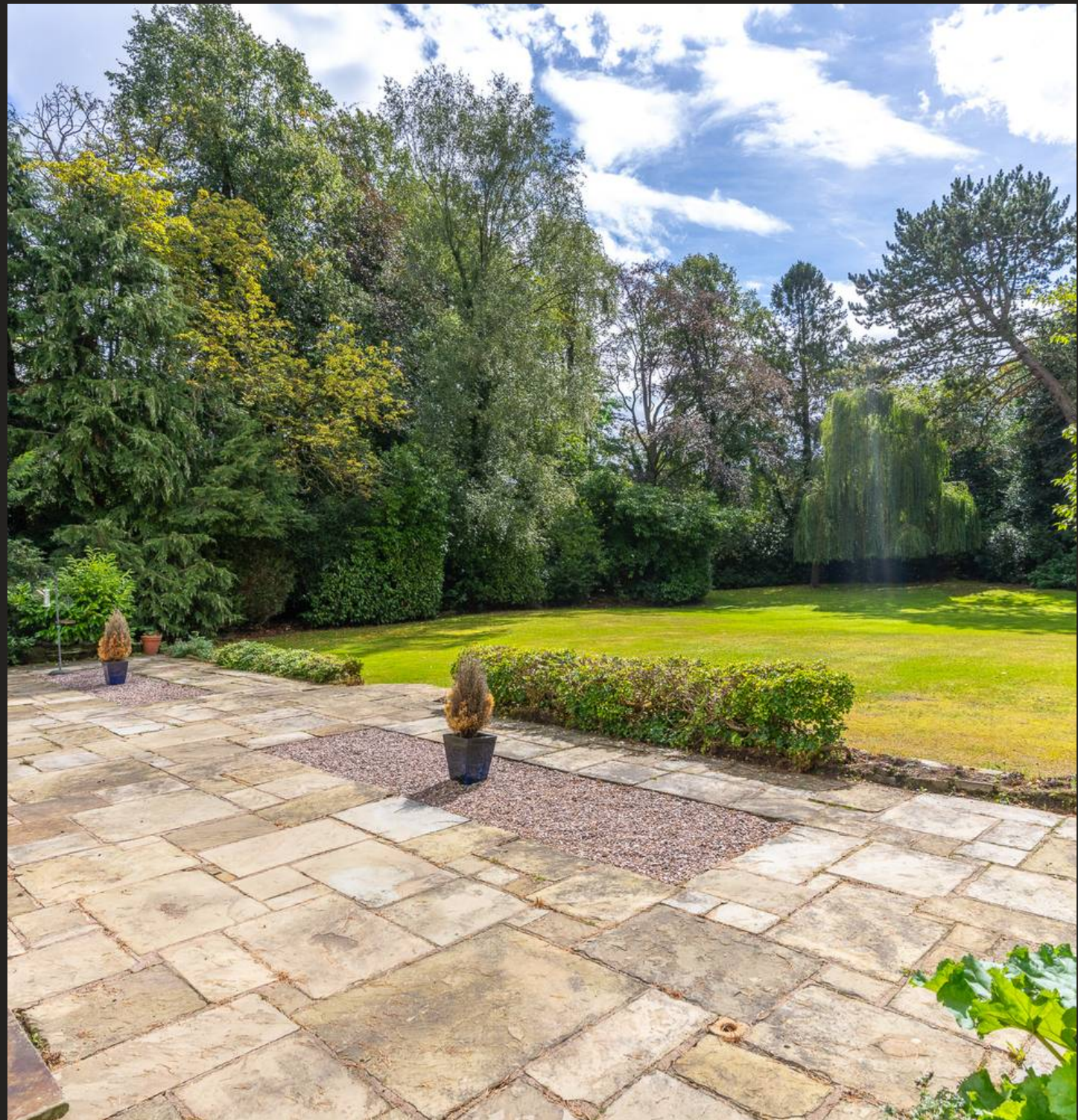
A very attractive detached 1930's house in a superb semi rural location on the edge of the village, offering great scope for modernisation, extension and development (subject to planning), standing in truly wonderful landscaped gardens and grounds with large flat South facing rear lawn, sloping away at the rear to the picturesque Mobberley Brook, in all just under 0.9 acres or thereabouts.

Council Tax band: G

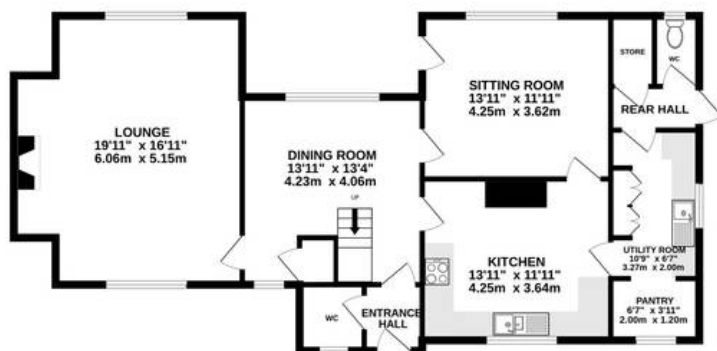
Tenure: Freehold

EPC Energy Efficiency Rating: F

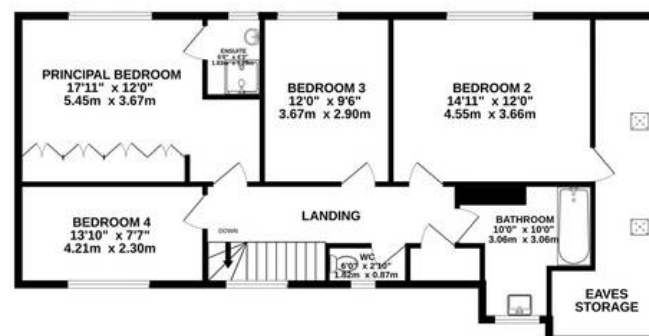
- Attractive detached house requiring modernisation and updating
- Four bedrooms, two bathrooms and three reception rooms, in all 2087 square feet
- Wonderful semi rural edge of village location within walking distance of the train station
- Amazing gardens sloping down to Mobberley Brook at the rear, in all about 0.87 acres



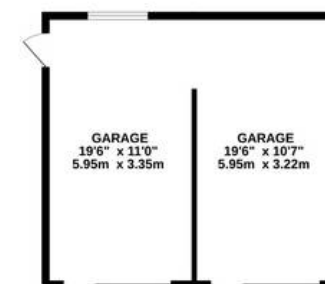
GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 2516 sq.ft. (233.8 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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