



jordan fishwick

5 Meadowsweet Road, Mobberley, WA16 7EB
Price Guide £299,950



Meadowsweet Road Knutsford

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An attractive and well-presented two double bedroom mews home, tucked away in a cul-de-sac, a short stroll from the heart of Mobberley village. Mobberley village centre offers a range of local amenities including a Co-op, bakery, takeaway, hairdressers, veterinary practice, and a well-regarded primary school. The nearby towns of Knutsford, Alderley Edge, and Wilmslow are all within a short drive, as is Manchester Airport, making this an excellent choice for both convenience and lifestyle. This property is perfectly suited to a young couple or those looking to downsize, offering modern, low-maintenance living in one of Cheshire's most sought-after locations. To the front, a stone-chipped driveway provides off-road parking for several vehicles. Upon entering, a welcoming reception hall features a spacious walk-in storage cupboard. The bright and airy kitchen/breakfast room benefits from dual aspect windows, allowing natural light to flood the space. It is fitted with a contemporary range of wall and base units, incorporating a built-in double oven and grill, four-ring gas hob with extractor above, dishwasher, fridge, and freezer and space with plumbing for a washing machine, along with a generously sized breakfast bar ideal for casual dining. The kitchen flows seamlessly into the lounge, which features a stylish electric fire with a modern surround. Sliding patio doors open into a brick-based conservatory, fitted with French doors that lead out to the rear garden. Upstairs, the property offers two well-proportioned bedrooms, with the principal bedroom benefiting from a large fitted wardrobe. The family bathroom is finished in a classic white suite, comprising a low-level WC, pedestal wash basin, and a bath with central mixer tap and electric shower over. Externally, the rear garden is private and designed for low maintenance, featuring a spacious decked patio area—perfect for outdoor dining and entertaining—alongside artificial lawned sections.



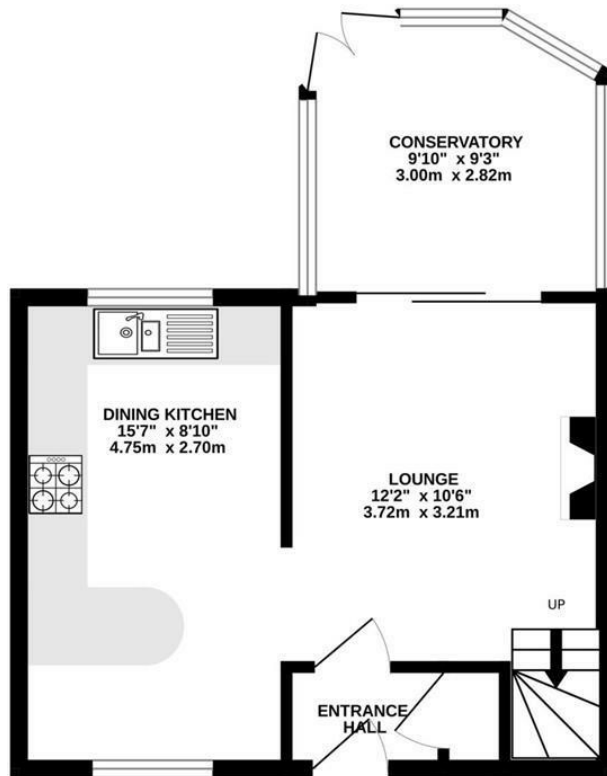
- No Chain
- Mid Mews
- Two double bedrooms
- Kitchen Diner
- Lounge with electric fire place
- Conservatory to the rear
- Decking and artificial lawn to rear
- Off road parking



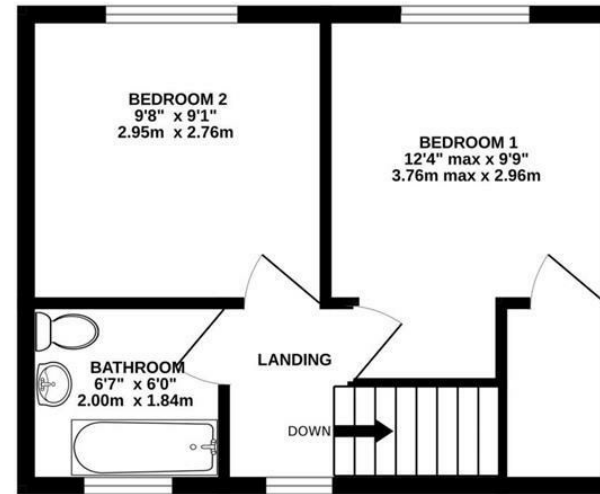
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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