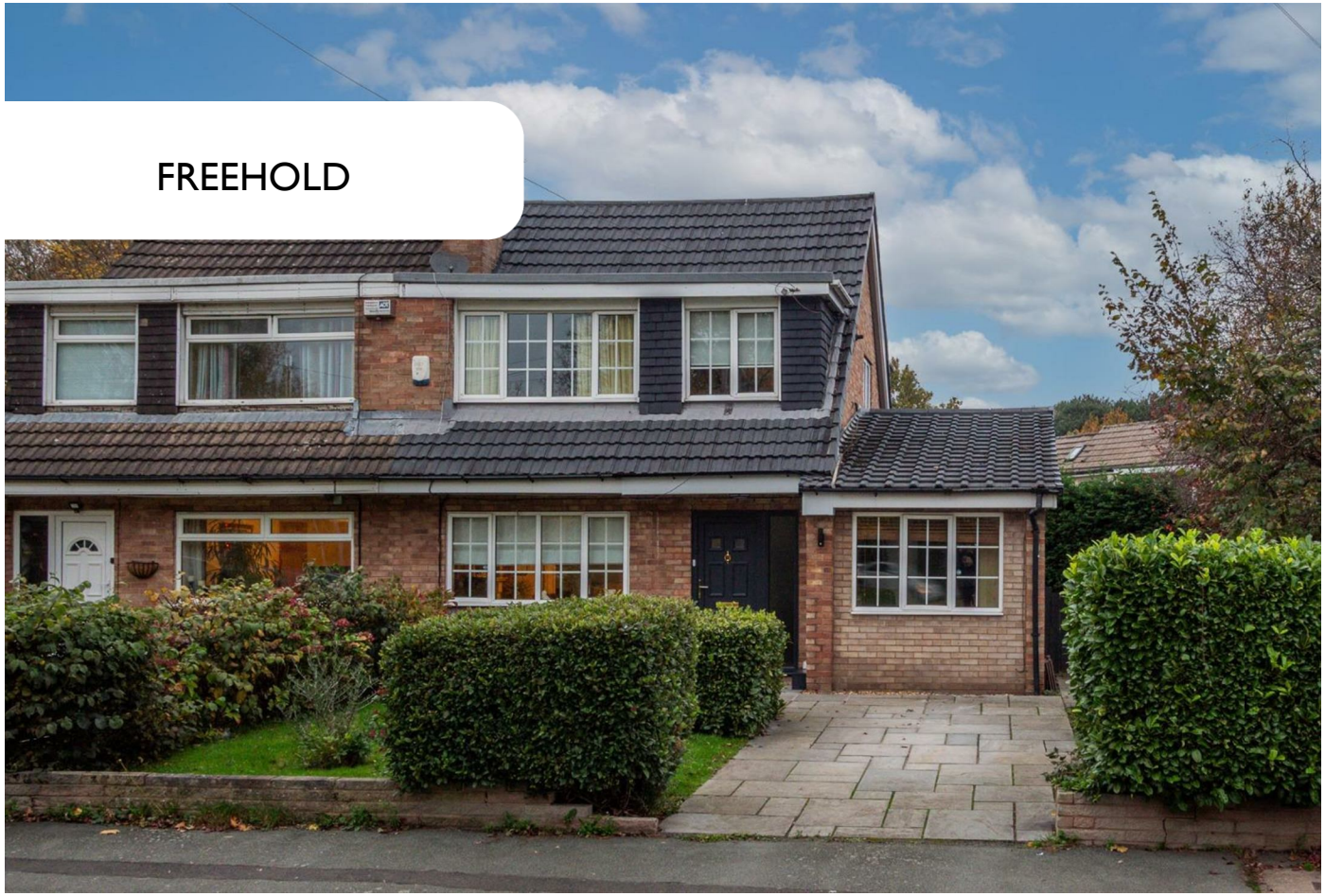






House - Semi-Detached

156 MOBBERLEY ROAD, KNUTSFORD, WA16 8EP

£449,995

FEATURES

- Spacious three/four bedroom semi detached home
- Bright kitchen with high specification appliances
- Modern three piece family bathroom
- Separate lounge and dining room with garden access
- Moments from Tatton Park, Knutsford Moor and the town centre
- Potential to extend (STPP)

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ACOBAS

4 Bedroom House - Semi-Detached located in Knutsford

The ground floor accommodation is both spacious and versatile, briefly comprising an inviting lounge to the front featuring a central fireplace and large window allowing for excellent natural light. Positioned to the rear is a separate dining room with sliding doors opening directly onto the rear patio and garden, creating an ideal space for entertaining and family living.

The fitted kitchen offers a range of wall and base units alongside ample worktop space, high specification appliances and pleasant views over the rear garden. Leading from the kitchen is a particularly useful utility room providing additional storage, laundry space and access to a downstairs WC. A further reception room to the front of the property offers excellent flexibility and could comfortably function as a fourth bedroom, home office, playroom or second sitting room depending on requirements.

To the first floor, the property benefits from three bedrooms, including a generous principal bedroom overlooking the rear garden, a well proportioned second bedroom with wardrobing and a third bedroom currently in use as a home office - together with a modern three piece family bathroom.

Externally, the property occupies a superb corner plot with a substantial rear garden predominantly laid to lawn, bordered by mature hedging which provides an excellent degree of privacy. The garden offers fantastic outdoor space for families and further scope for extension or reconfiguration subject to the necessary consents. To the front, the property benefits from a Indian Stone paved driveway providing off-road parking for multiple vehicles.

Mobberley Road remains one of Knutsford's most sought-after residential positions due to its convenience for the town centre, highly rated primary/secondary schools, commuter links and access to Tatton Park.










HOPE



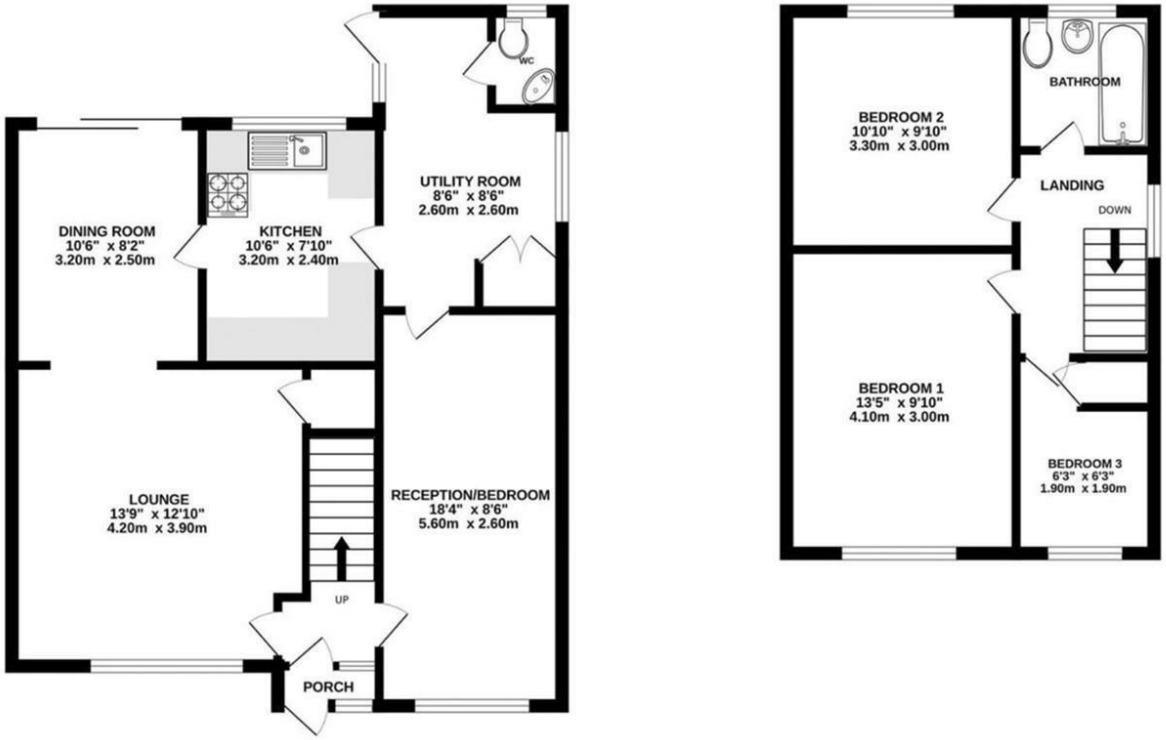






GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.

Call us on

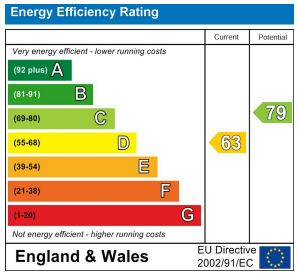
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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