GASCOIGNE
HALMAN

EDENFIELD ROAD, MOBBERLEY.

THE AREAS LEADING ESTATE AGENT

Situated in the heart of desirable Mobberley, this beautifully presented and well-appointed four-bedroom mid-mews home has been thoughtfully extended to the rear and continually enhanced by the current owners, creating a spacious and stylish family residence in a quiet yet convenient village setting.

Approached via a gated paved pathway with adjacent lawn and well-stocked planting, the property enjoys an attractive frontage screened by a perennial hedge. If required, prospective purchasers may also wish to explore the potential to create a private driveway, subject to any necessary consents.

Internally, the welcoming entrance hallway sets the tone for the accommodation to follow. The immaculate and generously proportioned living room is positioned to the front of the house and benefits from dual aspect windows, allowing excellent levels of natural light. A contemporary feature fireplace with recessed wood storage provides a stylish focal point and reflects the quality and finish evident throughout the home.

To the rear, the extended open-plan living dining kitchen forms the true heart of the house, perfectly designed for modern day-to-day family living. A part-vaulted ceiling with twin Velux windows enhances the sense of space and light, creating an airy and inviting environment. The kitchen itself is fitted with a comprehensive range of stylish units complemented by contrasting quartz work surfaces and a breakfast bar, together with integrated appliances. There is ample space for both dining and relaxed seating, while French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. A bespoke built-in study area offers the ideal solution for children's homework or home working. The ground floor is further complemented by a useful pantry and a separate utility room with downstairs W.C., enhancing practicality for busy family life.

To the first floor, there are four well-proportioned bedrooms comprising three spacious doubles and a pleasant single, all served by a white three-piece family bathroom. The principal bedroom is further enhanced by fitted wardrobes.

Externally, the enclosed rear garden is mainly laid to lawn with a patio area, providing an ideal setting for both quiet evenings and family gatherings. A garden shed offers additional storage.

This represents a superb opportunity to acquire a larger-than-expected, extended four-bedroom home in a highly sought-after village location, perfectly suited to modern family living.

DIRECTIONS

Sat Nav : WA16 7HE

LOCATION

Within a short walk of the village, Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Borough Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

C

TOTAL FLOOR AREA

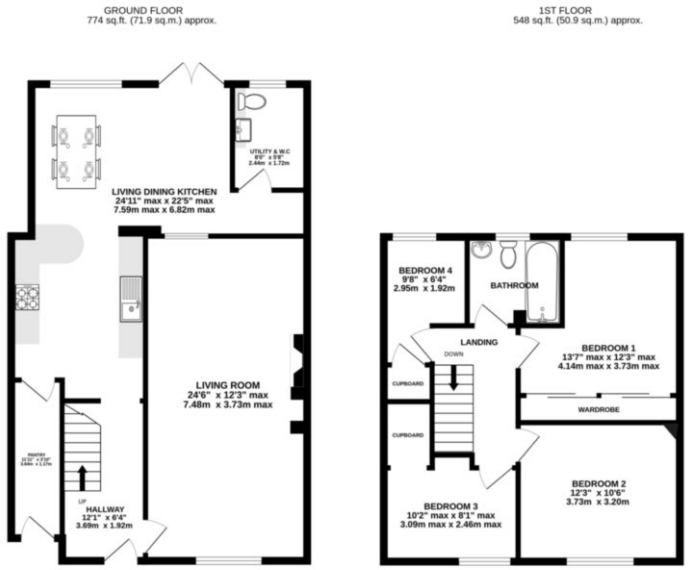
1322 SQ FT

VIEWING

Viewing strictly by appointment through the Agents.

AGENTS NOTE

Located to the rear of the property, there is the opportunity to lease a garage assigned to the house, providing valuable additional parking or storage space.



KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

GASCOIGNE HALMAN

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.