



Pavement Lane | Mobberley | Knutsford | WA16 7EN

Guide price £675,000

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SHEPPARD & CO

Pavement Lane | Mobberley
Knutsford | WA16 7EN
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- Detached family home in the heart of Mobberley Village
- Bright open-plan kitchen, living and dining space
- Scope to create an additional shower room (subject to consent)
- Private, enclosed rear garden with porcelain terrace and sunny aspect
- Extensively refurbished to a high standard
- Three double bedrooms arranged over two floors
- Versatile home office / studio with its own WC
- Ample off-road parking and attractive front garden

A beautifully refurbished detached family home positioned in the very heart of Mobberley Village, offering bright, open-plan living and flexible accommodation arranged over two floors.

The property has undergone an extensive programme of refurbishment and now provides well balanced accommodation comprising an Entrance Porch and Hall, Living Room and a superb open-plan Kitchen / Living / Dining Room overlooking the rear garden, complemented by a separate Utility Room.

Completing the ground floor is the Principal Bedroom and a Family Bathroom. At first floor level there are Two Double Bedrooms, a generous Storage Room with potential to create an additional Shower Room (subject to any necessary consents) and a separate WC.

Externally, to the front of the property there is ample off-road parking, a lawned garden and a versatile separate room accessed from the front, ideal for use as a Home Office and benefiting from its own WC.

To the rear is a superb, private and enclosed garden featuring a large porcelain paved terrace accessed directly from the Kitchen / Living space and the Home office, leading onto a lawned garden that enjoys a sunny aspect throughout the day.



The chart displays the distribution of properties across different energy efficiency bands, categorized by their energy efficiency rating and potential savings.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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