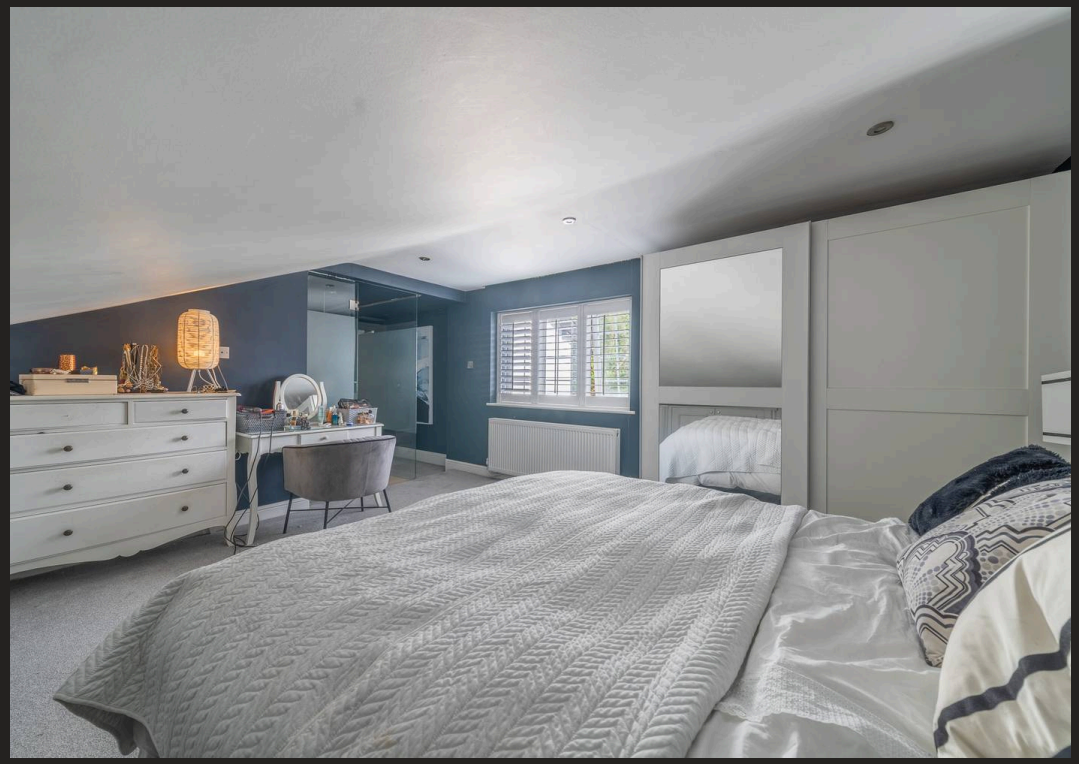
Stuart Rushton & COMPANY

Rustic Cottage Newton Hall Lane, Mobberley - WA16 7LA

Offers Over **£700,000**



Rustic Cottage

Newton Hall Lane, Mobberley

A beautifully presented 4-bed semi-detached cottage in sought-after Mobberley. Period charm meets modern practicality, perfect for family living & entertaining. Kitchen, dining room, conservatory, 2 reception rooms, utility, garage. 4 beds, 2 baths, private garden, ample parking. Close to Knutsford, Wilmslow, Alderley Edge. Stroll to Mobberley pubs.

Council Tax band: F

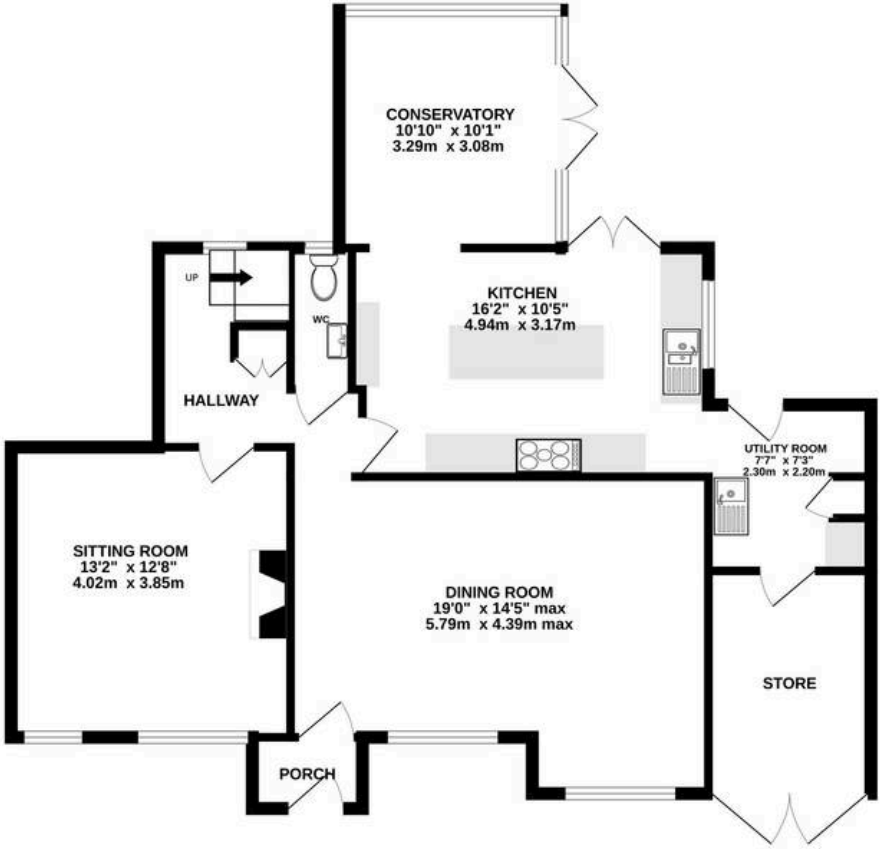
Tenure: Freehold

EPC Energy Efficiency Rating: D

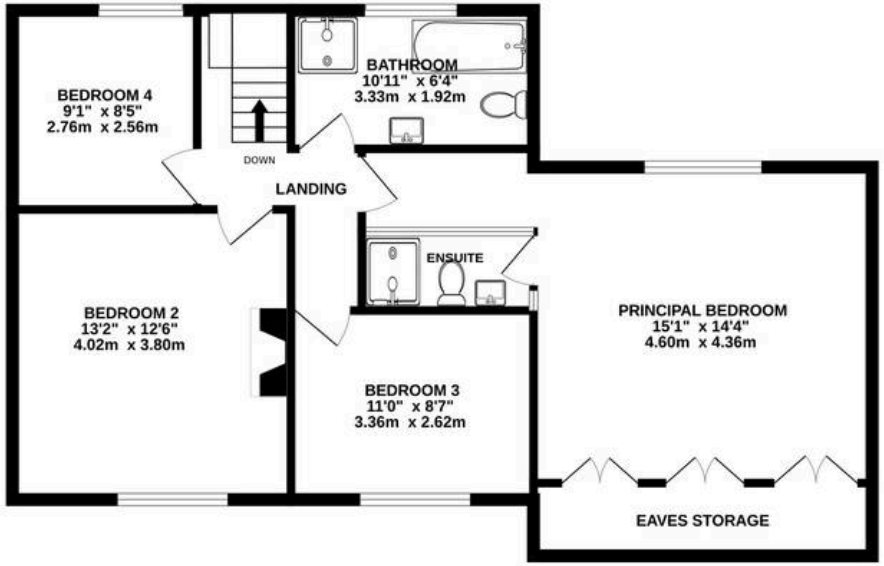
EPC Environmental Impact Rating: D

- A beautifully presented, pretty, semi detached cottage within a sought-after pocket of Mobberley
- Four bedrooms and two bathrooms including a large principal bedroom with ensuite
- Utility room, downstairs WC and storage garage
- Well-balanced accommodation including a stunning kitchen with central island and adjoining dining room/conservatory
- Two lovely reception rooms with great charm and one with a log burning stove
- Gated plot with a generous frontage with ample parking and a wonderful landscaped rear garden, ideal for entertaining
- No onward chain

GROUND FLOOR
914 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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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