









1 Oak Cottage Town Lane

Town Lane, Mobberley

Beautiful four-bed period home in central Mobberley. Three receptions, loft office, flexible layout over three floors, private parking, garage, landscaped garden, and modern finish throughout.

Council Tax band: D

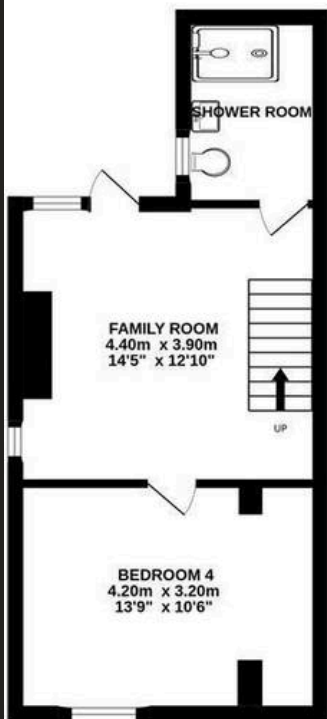
Tenure: Freehold

EPC Energy Efficiency Rating: D

- A period home with parking, garage and large garden, sitting in the heart of Mobberley
- Accommodation over three floors, plus a useful loft (with pull-down ladder, presently used as an office)
- Three reception rooms, four bedrooms and two modern bathrooms split over the three floors
- Highly flexible accommodation with the option for lower ground floor level self-contained living
- Stylish and high-quality finish throughout, ready to move in and requiring no work
- Period charm, high ceilings, separate utility room - a brilliant and unusual offering



Basement
34.1 sq.m. (367 sq.ft.) approx.



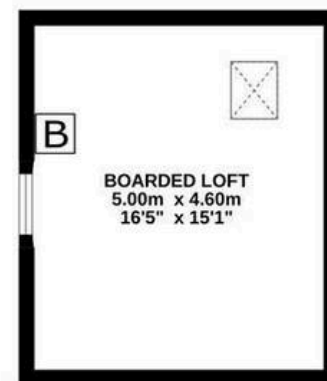
Ground Floor
57.6 sq.m. (620 sq.ft.) approx.



1st Floor
36.6 sq.m. (394 sq.ft.) approx.



Boarded Loft
21.2 sq.m. (229 sq.ft.) approx.



TOTAL FLOOR AREA : 149.5 sq.m. (1610 sq.ft.) 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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