House - Detached

23 PAVEMENT LANE, MOBBERLEY, KNUTSFORD, WA16 7EN

£550,000

FEATURES

- Three bedroom detached dormer bungalow
- Spacious living room with bay window
- Impressive south east facing rear garden
- Driveway providing off-road parking
- Highly sought after Mobberley location
- Chain free

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3 Bedroom House - Detached located in Knutsford

Upon entering, the property opens into a welcoming entrance hall providing access to the principal ground floor accommodation. The generous living room is positioned to the front of the property and benefits from a large bay window allowing plenty of natural light, creating a bright and comfortable reception space.

To the rear is a well-proportioned kitchen fitted with a range of wall and base units and ample worktop space. The kitchen flows through to a separate dining area, providing an excellent space for family dining and entertaining. Patio doors open outward directly onto the rear terrace and garden, creating a pleasant connection between the internal and external living spaces.

Also positioned on the ground floor is a particularly spacious double bedroom with fitted wardrobes and a bay window overlooking the garden. A family bathroom completes the accommodation on this level, alongside useful built-in storage.

Stairs rise to the first floor where there are two further generous double bedrooms, both benefiting from fitted storage. A second bathroom serves the upper floor, while additional storage provides further practicality.

Externally, the property is set within an excellent plot. The south east facing rear garden is a particular highlight, extending to an impressive length and predominantly laid to lawn with mature trees, shrubs and established borders providing an attractive outlook and a good degree of privacy. A substantial paved terrace immediately adjoining the property creates an ideal setting for outdoor dining and entertaining.

The property also benefits from a detached garage together with driveway parking.

Pavement Lane enjoys a desirable position within Mobberley, combining a semi-rural village setting with convenient access to Knutsford, Wilmslow and the wider Cheshire area. Mobberley itself offers a range of local amenities, pubs and countryside walks, while excellent road and rail connections make the property well placed for surrounding towns and Manchester Airport.

Offering generous and flexible accommodation, three double bedrooms, two bathrooms, a detached garage and a superb rear garden, 23 Pavement Lane represents an excellent opportunity to acquire a substantial home in one of Cheshire's most popular villages.

Early viewing is highly recommended.

TEA
COFFEE
SUGAR

TOTAL: 1190 sq. ft, 111 m2
1st floor: 781 sq. ft, 73 m2, 2nd floor: 409 sq. ft, 38 m2
EXCLUDED AREAS: GARAGE: 170 sq. ft, 16 m2, STORAGE: 49 sq. ft, 5 m2, " ": 402 sq. ft, 37 m2,
WALLS: 148 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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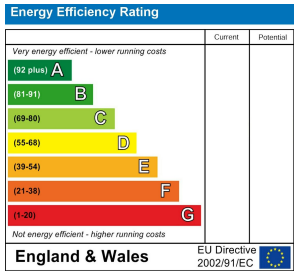

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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