



Pavement Lane | Mobberley | Knutsford | WA16 7EN

Guide price £675,000



SHEPPARD & CO

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

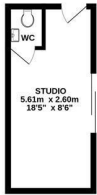
Completing the ground floor is the Principal Bedroom and a Family Bathroom. At first floor level there are Two Double Bedrooms, a generous Storage Room with potential to create an additional Shower Room (subject to any necessary consents) and a separate WC.

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.



Ground Floor
14.6 sqm (157 sq ft) approx.



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1st Floor
14.2 sqm (153 sq ft) approx.



TOTAL FLOOR AREA: 172.8 sq m (1860 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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