



**GASCOIGNE
HALMAN**

TATTON STILE, MOBBERLEY

THE AREAS LEADING ESTATE AGENT

Set on a larger-than-average corner plot, this spacious three-bedroom semi-detached home occupies a family-friendly cul-de-sac and offers excellent potential to extend and enhance (subject to the necessary planning consents). The property benefits from off-road parking to the rear and further scope to add a single garage, however, please note, the land is currently rented from Cheshire East.

The property has been maintained over the years, featuring UPVC double glazing, a combi boiler, and an updated electrical consumer unit. However, it now presents an exciting opportunity for buyers to refurbish and modernise to their own specification, with the added advantage of significant extension potential thanks to the size of the plot.

The accommodation briefly comprises a welcoming hallway, a spacious living room, and a dining kitchen with direct access to the garden. To the first floor are three well-proportioned bedrooms, two of which are comfortable double rooms, and the third is larger than average. A recently updated shower room with white suite completes the accommodation.

Externally, the property offers excellent versatility. The front garden provides scope for additional off-road parking if required, while the side and rear gardens present superb potential to create a bespoke, extended family home tailored to individual taste and design. Located close to the heart of Mobberley Village and within a short walk of all local amenities including the popular bakery, local pubs and open-countryside walks will ensure this property appeals to a variety of potential buyers.

DIRECTIONS

SAT NAV: WA16 7HQ

KNUTSFORD OFFICE

01565 750900

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LOCATION

Mobberley is one of the most sought after semi-rural villages, catering for day to day requirements and well located for easy access into Knutsford and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets. Excellent educational facilities cater for children of most ages in both the State and Private Sector. For sports person both towns host a Leisure Centre, coupled with private sporting clubs and notable golf courses within easy reach. There are excellent links to the nearby Northwest motorway network and Manchester International Airport.

TENURE

Freehold

SERVICES

All main services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Council Tax Band:C

ENERGY PERFORMANCE CERTIFICATE

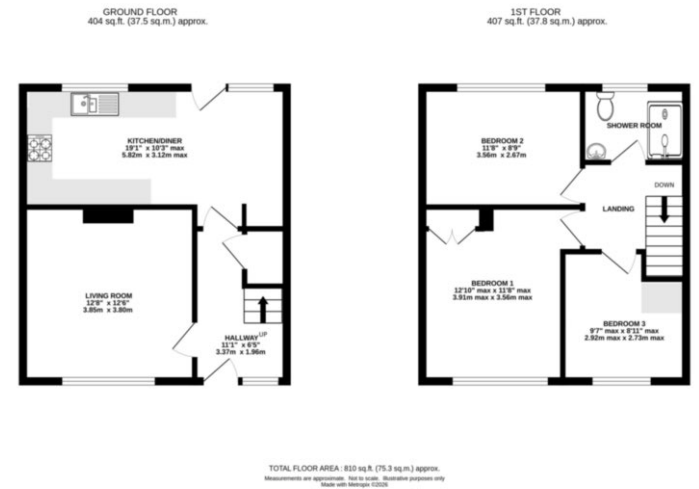
TBC

TOTAL FLOOR AREA

810 SQFT

VIEWINGS

Viewing strictly by appointment through the Agents.



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