



Knutsford  
Mobberley Road

  
IRLAMS  
*of Knutsford*

# Knutsford, WA16 8EL

## Mobberley Road

Offers over £350,000



### The Property

This beautifully appointed two-bedroom period cottage has undergone a full programme of refurbishment by the current owner and now offers light, deceptively spacious and flexible living accommodation with a modern finish throughout. The property also benefits from full planning permission for a stunning balcony area, should additional space be required. Particular mention must be made of the stunning dining kitchen, complete with island unit, integrated appliances and a walk-in pantry, as well as the separate utility room, the spacious principal bedroom with fitted wardrobes, and the beautifully appointed four-piece bathroom suite.

Situated within a prime position at the end of a row of period cottages in the heart of the town, the property is within a short walk of local amenities, whilst being ideally situated for convenient access to all major transport links across the North West and beyond.

The property is approached via a cobbled pathway providing off-road parking for a small vehicle, leading to the front entrance and bordered by feature planting and mature hedging. To the rear, the small courtyard has been decked for ease of maintenance.

NB: Planning permission can be viewed via Cheshire East website using reference: 24/3373M

### Directions

From Knutsford Town Centre proceed along King Edward Road turning left at the rail station down Adams Hill. At the lights proceed up Hollow Lane onto Mobberley Road where the property will soon be seen on your left.

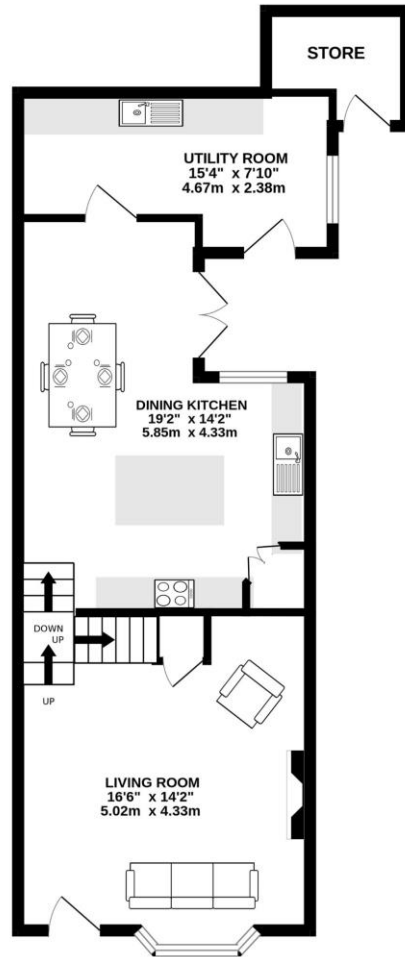


- Immaculately presented period cottage
- A short walk into Knutsford town centre & all amenities
- Spacious & flexible living accommodation
- Open plan dining kitchen with integrated appliances
- Utility room
- Two bedrooms with fitted wardrobes
- Beautiful bathroom
- Small decked courtyard

**Postcode** – WA16 8EL  
**Tenure** – Freehold  
**Local Authority** – Cheshire East  
**Council Tax** – Band C  
**EPC** - D



GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.

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**IRLAMs**  
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