



Town Lane | Mobberley | Knutsford | WA16 7HJ

Offers over £575,000



SHEPPARD & CO



# Town Lane | Mobberley Knutsford | WA16 7HJ Offers over £575,000

- Charming semi-detached cottage in the heart of Mobberley Village
- Character features throughout including open fireplace and log burner
- Lower ground floor with additional reception room, bedroom and shower room
- Loft space currently being used as a home office
- Spacious accommodation in excess of 1,600 sq ft
- Spacious accommodation arranged over three floors
- Recently fitted contemporary kitchen
- Off-road parking for three vehicles and a single garage

Nestled in the heart of Mobberley Village, this charming semi-detached cottage is rich in character and offers generous, versatile accommodation arranged over three floors.

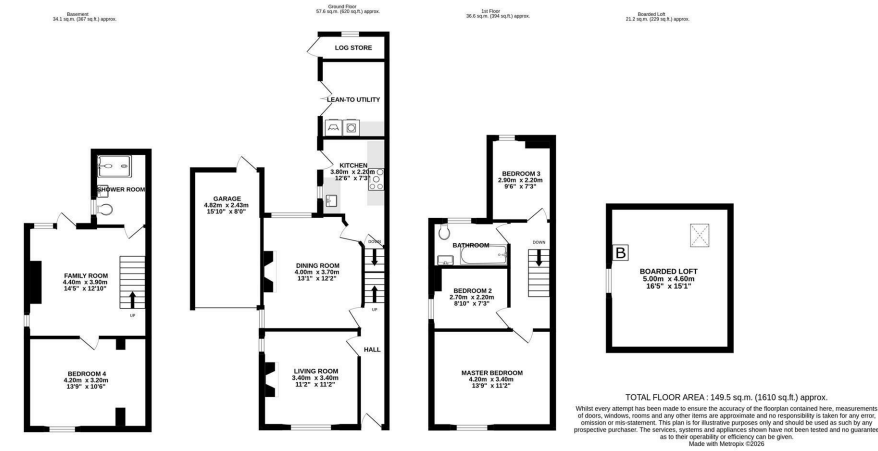
The accommodation in brief comprises an inviting entrance hall, a cosy living room with feature open fireplace, a separate dining room with log burner, and a recently fitted contemporary kitchen. Completing the ground floor, and accessed externally, is a useful utility room.

To the lower ground floor is a further versatile reception room, an additional bedroom and a stylish contemporary shower room, ideal for guests, older children or home working.

At first floor level there are three well-proportioned bedrooms and a family bathroom. The loft space is boarded with wood-effect flooring and benefits from light, power and a window, offering excellent potential for conversion subject to the necessary consents and is currently used as a home office.

Externally, the property enjoys off-road parking for three vehicles to the front along with a single garage.

To the rear is a delightful garden featuring a patio seating area, a small outbuilding, and a generous lawned garden with a raised decked terrace and pergola, creating a superb outdoor entertaining space.



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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