

# 3 Hawthorn View Cottages, Lindow End

Mobberley, WA16 7BA



*mosley jarman*





### 3 Hawthorn View Cottages Lindow End, Mobberley, WA16 7BA

**£325,000**

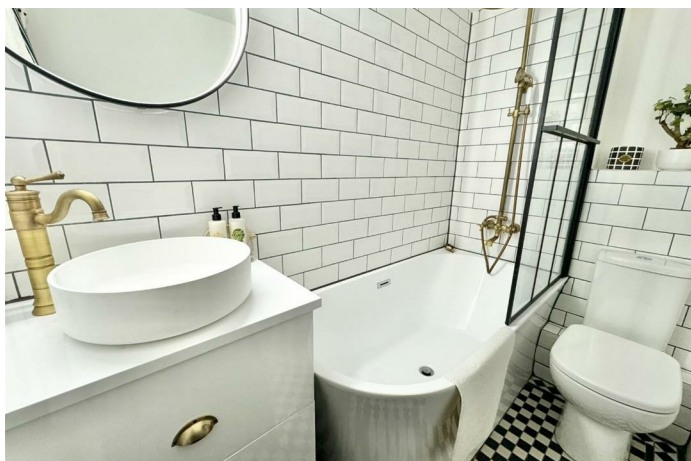
A stylishly presented and attractive two-bedroom period mid terraced home built in 1911. The house has been extended and refurbished in recent times and the accommodation includes a through lounge/dining room with exposed wooden beams, log burner and large understairs storage cupboards, breakfast kitchen which is re-fitted with contemporary styled units with Belfast sink, integrated appliances (Zanussi induction hob, Bosch oven, CDA microwave and fridge freezer), glass roof light and access to the rear garden via bi-folding doors. There is a re-fitted downstairs bathroom (tiled, with illuminated mirror and vanity unit), landing (with storage cupboard), main bedroom (with fitted wardrobes and storage cupboard) and a second bedroom (with large storage cupboard).

The property overlooks a field to the front. To the rear, there is a private garden leading to a raised terrace/decking area overlooking an open aspect of greenbelt land beyond the rear garden.



- Period mid terrace cottage built in 1911
- Two bedrooms
- Through lounge/dining room (with wood burning stove)
- Open aspect to the front and rear
- Freehold
- Idyllic semi-rural location
- Extended and re-furbished accommodation
- Re-fitted kitchen and bathroom
- EPC rating – F
- Council Tax Band - D





### The Location

The property is situated in an idyllic semi-rural location within a short drive of local amenities, Mobberley, Alderley Edge, Wilmslow and Knutsford & within walking distance to The Plough & Flail country pub.

### Important Information

Council Tax Band: D

EPC grade: F

Heating: Electric

Mains: Electric, Water. The property was re-wired in 2023.

Flood Risk\*: Very low risk of flooding from rivers & seas. Very low risk of surface water flooding.

Broadband\*\*: Superfast Full Fibre Broadband available at the property.

(FTTC/Fibre To The Cabinet).

Mobile Coverage\*\*: Mobile coverage with O2 & Vodafone likely.

Rights of Way & Restrictive Covenants: Neighbouring properties have right of way through rear garden for access (bins, window cleaning etc).

Tenure: TBC

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

Postcode: **WA16 7BA**

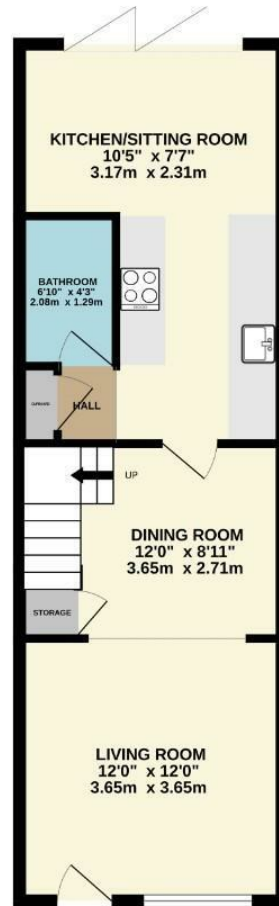
What 3 Words: **///quail.depth.neater**

Council Tax Band: **D**

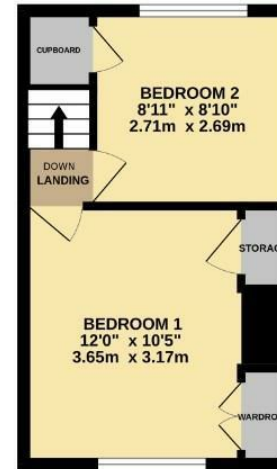
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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