



jordan fishwick

2 Edenfield Close, WA16 7EE
Guide Price £315,000

Edenfield Close Mobberley WA16 7EE

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Located within the much sought after Mobberley Village, which is within close proximity of both Knutsford and Wilmslow and surrounded by greenbelt, is this three bedroom semi detached property on Edenfield Close. The property offers well proportioned living space to the ground floor with a separate modern kitchen. A set of UPVC double glazed patio doors provide natural light and access to the rear garden. To the first floor there are three bedrooms with both bedroom one and two benefiting from fitted wardrobes providing additional storage. The family bathroom is fitted with a three-piece white bathroom suite. The property is double glazed and gas central heated with a recently installed combi boiler. To rear of the property there is an enclosed garden with patio. The garden is laid mainly to lawn. There is off-road parking to the front of the property and a pebbled garden area. The driveway leads to the rear via a gate and to the detached brick built garage which provides additional storage. The property has ample space to the side of the property for further extensions (subject to building and planning regulations).



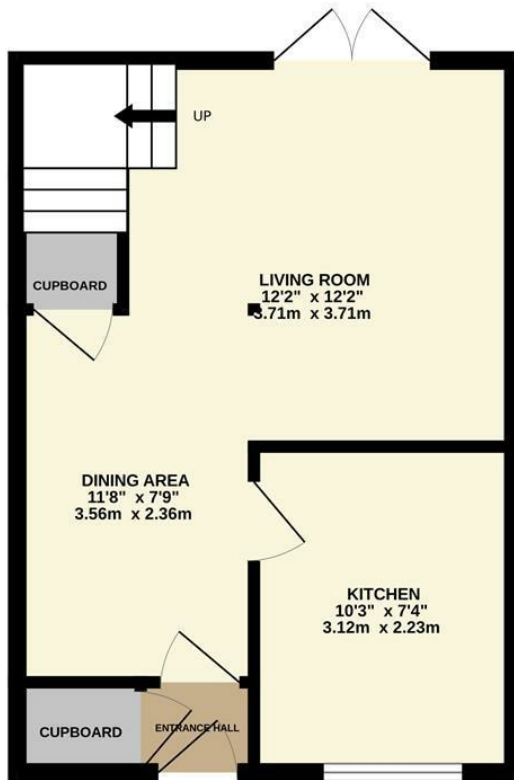
- Mobberley Village Locaiton
- Three bedrooms
- Semi Detached Property
- Open Plan Living and Dining Space
- Kitchen
- Fitted wardrobes to two bedrooms
- Detached Brick Built Garage
- Off road parking



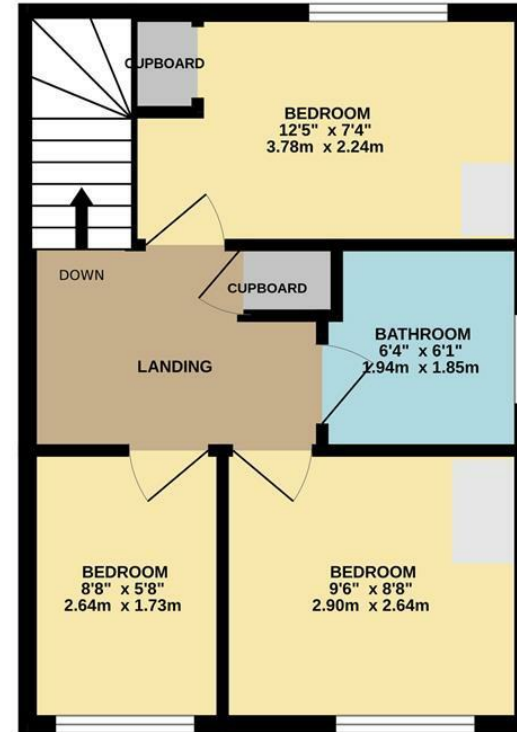
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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