



**10 Edenfield Road, Mobberley, Knutsford, WA16 7HE**  
**£324,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

PROPERTY  
PERSPECTIVE

Positioned in the heart of the highly desirable Cheshire village of Mobberley, 10 Edenfield Road enjoys a wonderful semi-rural setting surrounded by open countryside while remaining superbly connected. Mobberley is known for its charming village atmosphere, excellent local pubs and eateries, and strong sense of community, all within easy reach of Knutsford for a wider selection of boutique shops, restaurants and amenities. The area is well served by reputable schools and benefits from convenient rail links via Mobberley Railway Station, providing direct services to Manchester and Chester. For commuters, Manchester Airport and the M56 motorway are easily accessible, while nearby countryside walks and green spaces, including Tatton Park, offer beautiful surroundings right on the doorstep.

The property itself is a beautifully presented three-bedroom terraced home, finished to a high standard throughout and ready to move straight into. The ground floor begins with an entrance porch leading into the hallway and through to a bright and welcoming living room, complete with a dual fuel burner creating a cosy focal point. The living room flows seamlessly into a stunning kitchen/diner, thoughtfully designed and featuring both double doors and a single door opening onto the rear garden, allowing natural light to flood the space. To the first floor are three bedrooms – two generous doubles and a well-proportioned single – along with a stylish three-piece family bathroom. Externally, the rear garden is attractively arranged with lawn, patio and decking areas, providing excellent space for relaxing or entertaining, while to the front is a double driveway offering ample off-road parking.

### Front

Driveway for two.

### GROUND FLOOR

#### Living Room 14'5" x 11'5" (4.4m x 3.5m)

Window to front, wooden floor, dual fuel burner, painted walls, radiator, storage under stairs.

#### Kitchen/Diner 17'4" x 9'6" (5.3m x 2.9m)

Wall mounted and base units, integrated oven, electric hob, extractor, fridge/freezer, dishwasher, tiled floor, tiled and painted walls, door to garden, double doors to garden.

### FIRST FLOOR

#### Bedroom 11'9" x 10'5" (3.6m x 3.2m)

Front facing, wood laminate flooring, painted walls, radiator.

#### Bedroom 9'2" x 10'2" (2.8m x 3.1m)

Rear facing, window to rear, LVT flooring, painted walls, radiator, integrated storage cupboard.

#### Bedroom 8'2" x 6'6" (2.5m x 2m)

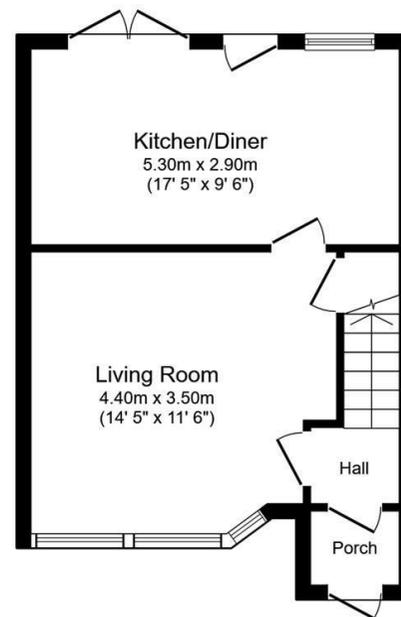
Front facing, window to front, LVT flooring, radiator, painted walls, storage over stairs.

#### Bathroom 6'6" x 5'10" (2m x 1.8m)

Tiled flooring, heated towel rail, window to rear, three piece suite with over bath shower, tiled and painted walls.

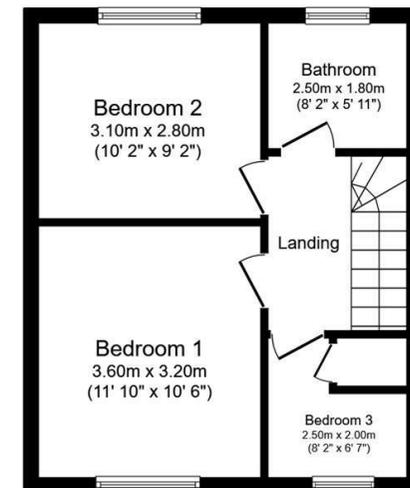
### Rear Garden

Patio, lawn, raised decking at rear, wood fence borders, side gate to over the arch access, outbuilding, tap.



Ground Floor

Floor area 37.3 sq.m. (401 sq.ft.)



First Floor

Floor area 34.4 sq.m. (371 sq.ft.)

Total floor area: 71.7 sq.m. (772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

PROPERTY  
PERSPECTIVE