![Wright Marshall Estate Agents logo]

10 Tatton Stile Knutsford WA16 7HQ

£295,000

🛏 3   🛁 1   🛋 3   C

THREE BEDROOMS, THREE RECEPTION ROOMS,CUL DE SAC LOCATION, GREAT FAMILY HOME, GOOD SIZED GARDEN, QUIET SOUGHT AFTER LOCATION.

Situated in a quiet cul de sac in the sought after village of Mobberley this three bedroom mid mews property offers good sized accommodation over two floors and would be an ideal family home.

The current vendor has the property configured as; Entrance porch opening into a welcome entrance hallway with useful recessed storage. There is a good sized lounge with large windows offering an abundance of natural light, separate dining room and garden room to the rear that's currently used as a play room with direct access to the garden.

The ground floor is completed with a fully fitted modern kitchen and a separate utility room.

To the first floor are three well proportioned bedrooms including two double bedrooms and a good sized single. The master bedroom also benefits from a full wall of fitted wardrobes and all bedrooms are served by the three piece bathroom.

Externally the property is set well back from the road and has a pathway leading to the porch with adjacent lawn set behind a dwarf brick wall.

The rear garden is enclosed and is mainly laid to lawn with a patio entertaining area. There is gated access to the rear. .

PLEASE NOTE: The property has council approval for a dropped kerb to provide parking at the front.
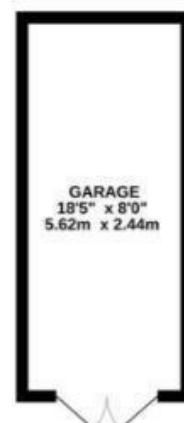
Floor Plan

UTILITY ROOM
7'8" x 7'2"
2.33m x 2.18m

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

2ND FLOOR
147 sq.ft. (13.7 sq.m.) approx.

GARDEN ROOM
9'9" x 8'9"
2.97m x 2.67m

KITCHEN
10'3" x 9'9"
3.12m x 2.97m

DINING ROOM
11'6" x 8'8"
3.52m x 2.64m

LIVING ROOM
12'8" x 12'6"
3.87m x 3.81m

CUPBOARD

HALL

PORCH

BEDROOM
11'6" x 8'8"
3.52m x 2.64m

BATHROOM
7'9" x 5'6"
2.36m x 1.69m

LANDING

DOWN

STORAGE

CUPBOARD

BEDROOM
12'8" x 11'6"
3.87m x 3.52m

BEDROOM
9'9" x 9'8"
2.97m x 2.95m

GARAGE
18'5" x 8'0"
5.62m x 2.44m

TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2024