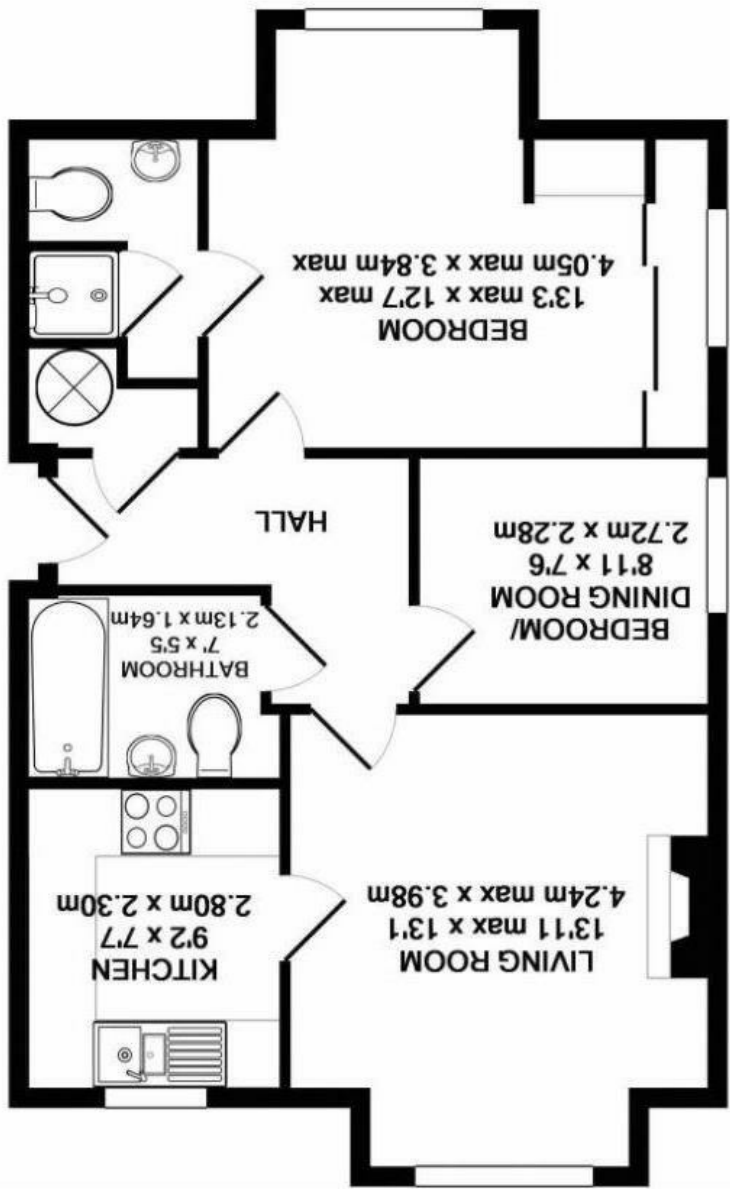


MISREPRESENTATION ACT 1967.
Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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T. 01565 621624

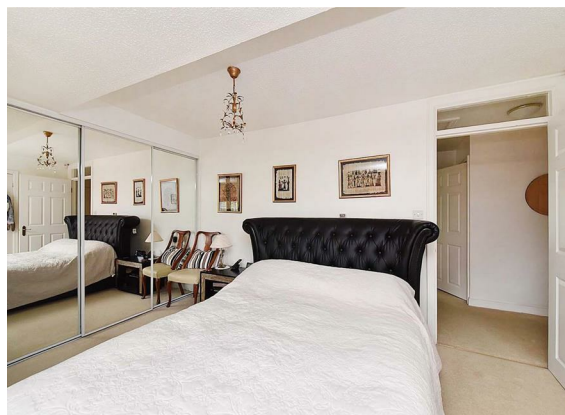


£147,000



3 CHESTNUT MEWS
FAULKNERS LANE
MOBBERLEY
KNUTSFORD
WA16 7RF

2 2 1 C
COUNCIL TAX BAND: D



A smartly presented two bedroom, NON RETIREMENT, first floor apartment with private parking, forming part of a popular development in a delightful rural location between Knutsford & Alderley Edge.

3 Chestnut Mews is a two bedroom apartment forming part of a very pretty row of apartments and cottages within a larger semi-rural development nestled amongst farmland in a charming and popular location between the prestigious towns of Knutsford, Wilmslow and Alderley Edge.

The property which is located on the first floor is well presented throughout offering well balanced accommodation including two bedrooms - one of which is currently used as a dining room, a living room overlooking communal gardens and a fitted kitchen. There are two well appointed bathrooms - one of which is en-suite and allocated private parking located nearby.

COMMUNAL ENTRANCE HALL

Stairs leading to first floor landing. Door to :

PRIVATE RECEPTION HALL

A central reception hall with loft access to roof void, deep recess built-in cloaks cupboard housing the hot water cylinder.

SITTING ROOM

Window to rear, central Adams style fireplace with a granite hearth and door to:

KITCHEN

Fitted with a matching range of attractive wall and base level cabinets surmounted with contrasting rolled edge worktops incorporating a 1½ bowl single drainer sink and a four ring electric hob with a concealed extractor above. Integrated electric oven with separate grill. Integrated low level refrigerator and separate freezer. Space and plumbing for washing machine, window to rear, part tiled walls and tiled floor.

MASTER BEDROOM

Window to front, range of wardrobes to one wall with mirrored fronts. Door to:

ENSUITE SHOWER ROOM

Fitted with a modern suite comprising a shower enclosure with electric shower over, concealed cistern WC and a wall hung wash basin with storage cupboards below.

BEDROOM TWO (currently used as a Dining Room)

Window to side.

BATHROOM (located off the Hall)

Fitted with a quality white suite comprising a panel bath with concertina shower screen and electric shower over, concealed cistern WC and wall hung wash basin with storage cupboards and drawers below. Chrome ladder towel radiator, part tiled walls and tiled floor.

EXTERNALLY

There are attractive communal gardens to both the front and rear and an allocated parking space located conveniently nearby.

TENURE

We believe the Tenure of the property to be Leasehold
Apx 120 years remaining on the lease
Service charge apx £150pcm
No Ground rent

SERVICES

We believe the following services to be connected to the property :
electricity, water and mains drainage

VIEWING

Strictly by appointment with the agents Knutsford Office
Telephone : 01565 621624
Email : knutsford@wrightmarshall.co.uk
Opening hours : Monday to Friday, 9am until 5.30pm, Saturday 9am until 4pm

MARKET APPRAISAL

"Thinking of Selling"?

Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.