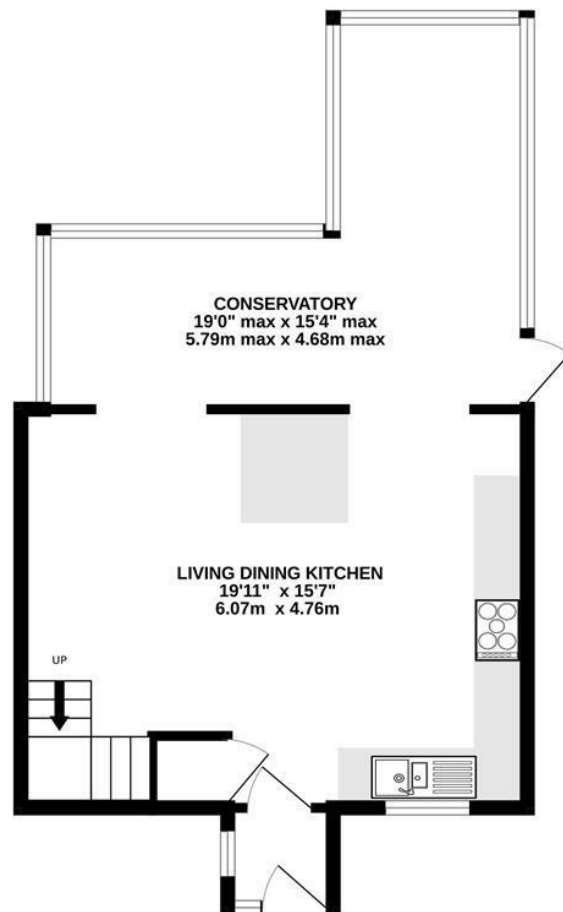
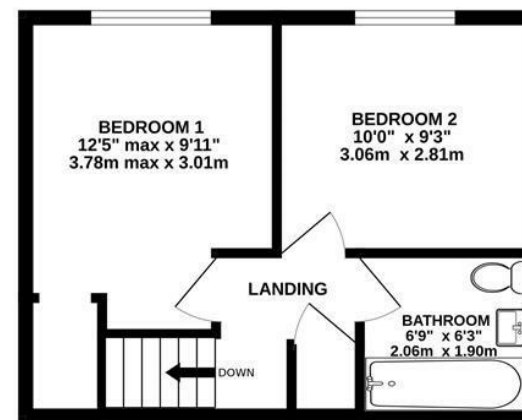


GROUND FLOOR
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.
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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, nor 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.

Nestled at the head of a quiet cul-de-sac and just a short walk from the heart of Mobberley village, this beautifully presented, fully furnished home has been thoughtfully maintained and updated by the current owner to create a stylish and comfortable living space.

EPC Rating D
Council Tax Band C

DESCRIPTION

Arranged over two floors, the property opens with a welcoming porch that leads into a stunning open-plan kitchen, dining, and lounge area. The kitchen features sleek, high-gloss grey cabinetry complemented by a butcher block worktop and a stylish tiled splashback, with a matching dining area perfectly suited for everyday living and entertaining. The lounge is both modern and inviting, complete with a contemporary wall-mounted fireplace and stairs rising to the first floor. An archway leads seamlessly into the impressive L-shaped conservatory, which provides a wonderful, light-filled space – ideal for entertaining or relaxing – with French doors opening out to the patio and garden beyond.

Upstairs, there are two generously sized double bedrooms. The second bedroom is currently arranged as a dressing room, offering flexible use to suit your lifestyle. Both bedrooms are served by a beautifully finished, modern three-piece bathroom.

Externally, the property offers excellent practicality and low-maintenance appeal. There is ample driveway parking for multiple vehicles, a detached garage, and a rear garden designed for easy upkeep, featuring paved areas, a raised seating space with lighting and power – perfect for outdoor entertaining.

LOCATION

Mobberley is a picturesque Cheshire village located just a few miles from Knutsford, offering a perfect blend of countryside charm and modern convenience. Known for its scenic rural surroundings, the village is surrounded by beautiful open fields and walking trails, making it ideal for those who enjoy outdoor pursuits.

The village itself has a strong sense of community and boasts several traditional country pubs, a local shop, primary school, and other everyday amenities. Despite its peaceful setting, Mobberley benefits from excellent transport links, including its own railway station with direct services to Manchester and Chester, and easy access to Manchester Airport and the M56 motorway.

With its welcoming atmosphere, charming character, and proximity to both Knutsford and Wilmslow, Mobberley is a highly desirable location for families and professionals seeking a balance between village life and convenient connectivity.