



A charming four bedroom townhouse

88 Town Lane, Mobberley, Knutsford, Cheshire, WA16 7HW

Leasehold



- Living Room • Kitchen • Dining Room • WC
- Master bedroom with en suite
- Three further bedrooms • Family bathroom
- Two allocated parking spaces • Visitor parking

SITUATION

Mobberley is a lovely Cheshire village situated between Alderley Edge, Knutsford and Wilmslow. A residential area set in farmland; England's largest parish. There are many beautiful walks, cycle routes and bridal paths including Mobberley Rail Trail Walk. Mobberley is renowned for many superb Cheshire pubs including The Church, The Bulls Head and Alderley Edge is approximately three miles away hosting excellent wine bars and places to eat. This location is also blessed with being in very easy reach of Knutsford and Wilmslow.

DESCRIPTION

88 Town Lane has been tastefully renovated throughout and offers flexible living accommodation with up to four bedrooms.

The ground floor is light and airy with a spacious open plan kitchen/dining room and appealing orangery with patio doors allowing access to the rear garden. There are numerous wall and floor units, gas cooker with stainless steel extractor and integrated appliances. There is a further well sized living room, downstairs WC and store room.

On the first floor to the front elevation is a large bedroom with built in wardrobes, there are two further bedrooms that are currently used as an office and dressing room, along with bathroom comprising of a three piece bathroom suite. Stairs lead from the landing to the third floor where there is a double bedroom and en suite bathroom. This bedroom offers hidden access to a boarded loft area offering very useful storage.

Double doors lead from the kitchen to the mature and well landscaped garden. To the rear of the property there are two allocated parking spaces with further visitor parking available.

Tenure

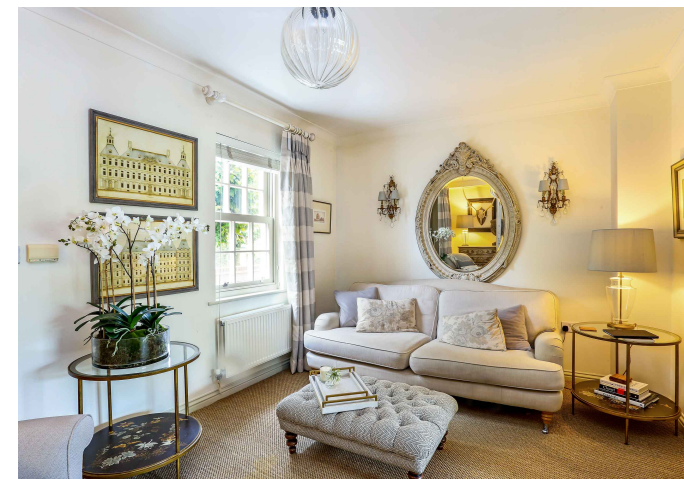
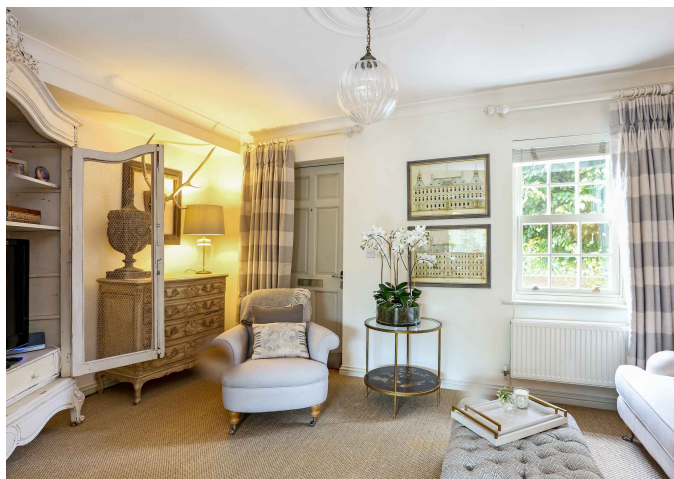
Leasehold.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

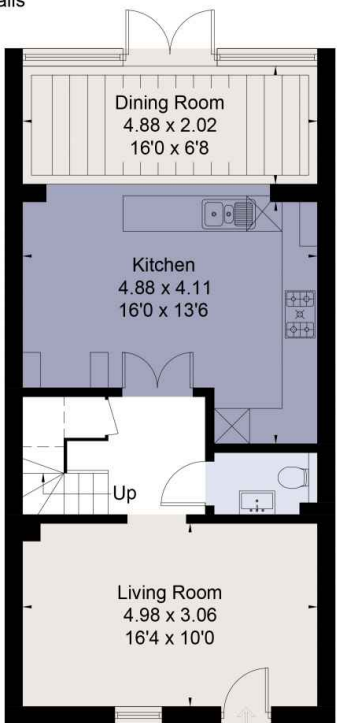
Viewing

Strictly by appointment with Savills.



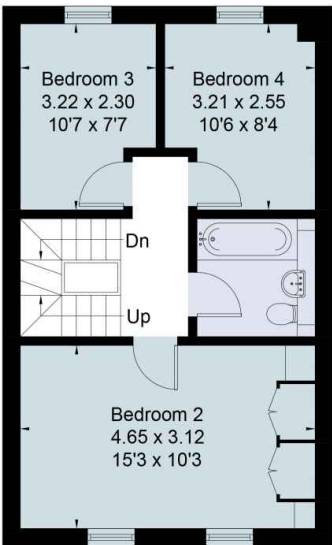


Approximate Area = 118.5 sq m / 1275 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)
For identification only. Not to scale.
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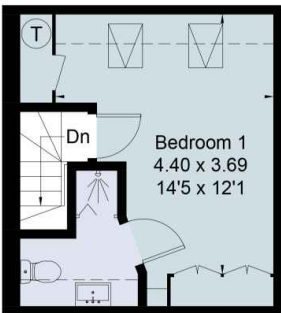


Ground Floor

□ = Reduced head height below 1.5m

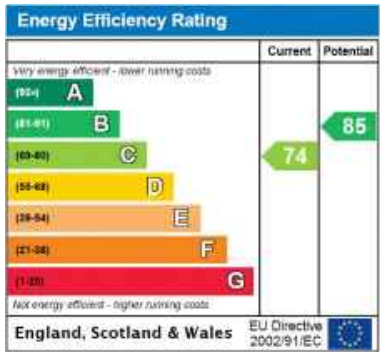


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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