



Situated in the charming Cheshire village of Mobberley

Greenwood Terrace, Town Lane, Mobberley, Knutsford, WA16

£275,000 Freehold

savills

Mid terrace property, in the heart of Mobberley • Separate sitting and dining room • Two bedrooms of ample proportions • Ideal for first time buyers or buy to let investors • A great opportunity

Local Information

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, this area is rich in history. Mobberley is re-knowned for many superb Cheshire pubs including The Church, The Bulls Head and Alderley Edge is approximately three miles hosting excellent wine bars and places to eat. This location is also blessed with being in easy reach of Knutsford and Wilmslow.

Mobberley has superb communications both the M6 and M56 are approximately 5 miles away providing access to Manchester City Centre and the North West's commercial centres. Manchester International Airport is approximately eight miles from the property. Wilmslow is approximately four miles from the property and is situated on the West Coast Rail Line where one can travel directly to London in approximately 1 hour 48 minutes.

About this property

A charming two bedroomed terraced property in a desirable location of Mobberley within easy reach of a range of local shops and amenities. A superb property

for first time buyers, investors or those looking to downsize.

This lovely cottage offers a perfect blend of period features and yet has a contemporary feel. There is also potential to make enhancements and improvements to the property.

The property boasts two well proportioned reception rooms. The lounge has open fire and lovely double doors to allow one to open the two rooms into one for superb entertainment space. However the doors can be closed to create a super cosy lounge space for those winter evenings. The dining room leads to kitchen which is at the rear of the property.

The bedrooms are over a further two floors enhanced by dressing room and contemporary shower room with rain shower.

Externally to the front of the property there is a walled paved garden area.

Energy Performance
EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knutsford Office.



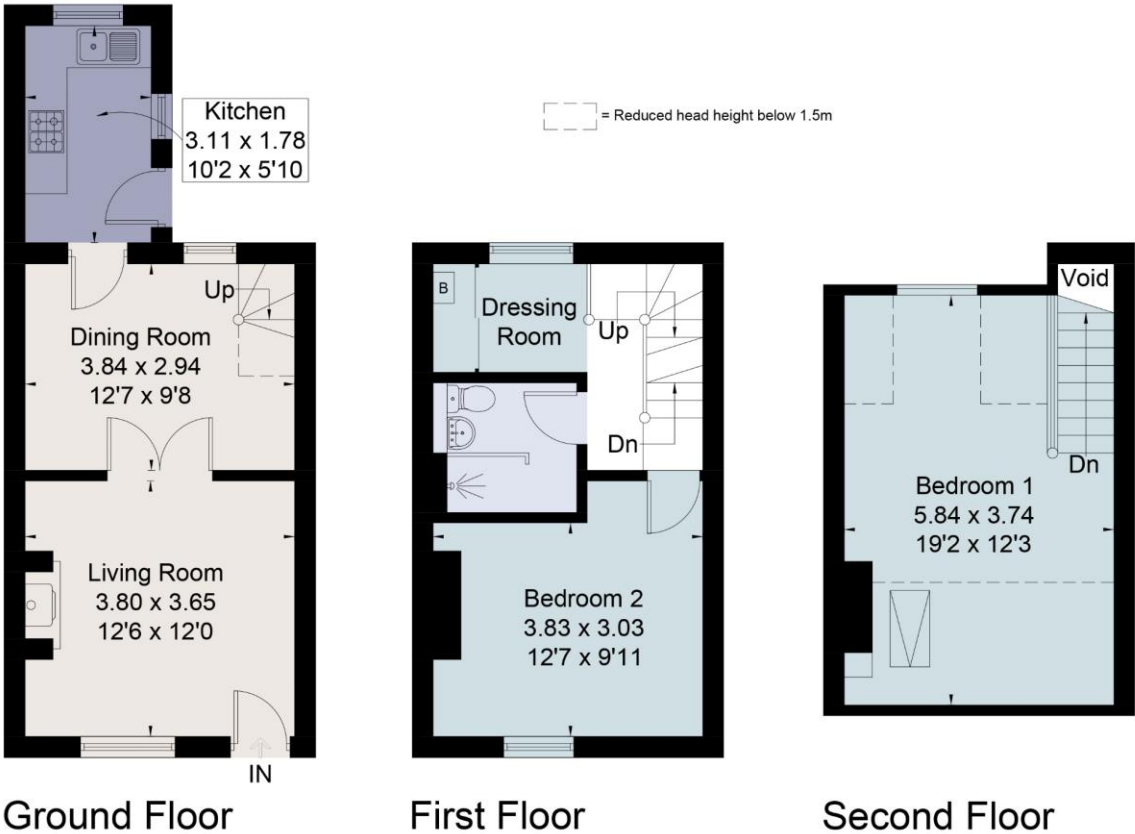


Greenwood Terrace, Town Lane, Mobberley, Knutsford, WA16
Gross Internal Area 874 sq ft, 81.2 m²


Rebecca Postles
Knutsford
+44 (0) 1565 632 618
rebecca.postles@savills.com

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Approximate Area = 81.2 sq m / 874 sq ft (Excluding Void)
Including Limited Use Area (10.1 sq m / 109 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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