



Spacious ground floor apartment with open views

3 The Poplars, Warford Park, Faulkners Lane, Mobberley, Cheshire, WA16 7PE

Freehold





- Entrance reception hallway • Open plan kitchen / dining / sitting room • Garden room • Master bedroom with en suite • Bedroom two • Family shower room
- Garage • Two allocated parking spaces

SITUATION

Alderley Edge: 3.7 miles,
Wilmslow town centre: 4.2
miles, Knutsford town centre:
4.2 miles, Handforth Dean: 6.8
miles, Manchester airport: 7.3
miles

The more comprehensive
centre's of Wilmslow, Alderley
Edge and Knutsford are within
five to ten minutes' drive and
offer an excellent range of
shopping, educational and
recreational facilities.
Mobberley Primary School is
1.3 miles away and rated as
'outstanding' by Ofsted. The
property is well placed for
easy access to the M6, M56,
A556 and A34 for commuters
to Manchester and the North
West commercial centres.
Manchester Airport lies 7.3
miles away. Wilmslow train
station is 4.4 miles away and
offers a 1 hour 51 minute
service to London Euston and
a 19 minute service to
Manchester Piccadilly.

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.

This location is well served by
schools in both the state and
private sectors with Terra
Nova, The Ryleys, and
Alderley Edge School for Girls,
Kings School Macclesfield and
The Grange School all within
striking distance. Cheadle
Hulme and Manchester
schools have coach services
from the area.

Sat on the edge of The
Warford Park development,
this property boasts many
advantages including the
arrival of Claire's Space
Beautique and Health Club
opening 2020 and an Aprils
Kitchen.

DESCRIPTION

Constructed in 2001, 'The
Poplars' is an exclusive
development of architectural
merit, comprising of just three
unique properties. No. 3 is a
spacious ground floor
apartment, which is perfectly
suited for modern day living,
either as a permanent
residence or a 'lock up and
leave' pied à terre in Cheshire.
Enjoying a prime position with
far reaching views over open
fields, the property extends to
almost 1346 sqft.



Upon entering this apartment one is drawn to the large mahogany windows allowing maximum light with far reaching views over open fields. The storage cupboard to the left is extremely useful and houses the newly installed Worcester boiler, with Hive heating system.

The open plan living space is extremely versatile. The kitchen is a range of Oak units with high quality integrated Neff appliances to include, four ring ceramic hob with Neff extractor over, there is an alternative to change this to gas, two fan assisted ovens, microwave oven and Neff dishwasher. The dining area has a wonderful box bay window enjoying views onto the communal gardens. Warming the sitting area is an electric Dimplex fire with stone surround.

The garden room is of particular noteworthy value, filled with light, with double glazed mahogany windows, mature trees, plant and shrubs surround, the communal gardens are extremely well maintained and planted with a variety of mixed plants, North Easterly facing the rear and side of the apartment catch sunlight all day. Patio areas are positioned carefully to allow a beautiful seating area, perfect for al fresco dining.

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The master bedroom is a fabulous size, positioned to the rear of the apartment. With a range of fitted furniture, providing hanging space with pull down rail and shoe drawers. Double doors open into the en suite bathroom. The en suite is a four piece suite, with corner bath and separate shower, his and hers sinks. The second bedroom is ample in it's proportion, to the front of the property.

Completing the accommodation is a family shower room, with useful mirrored cupboard housing a washing machine and dryer. Externally the grounds are extremely well maintained, with stunning trees surrounding, the shrubs and plant are well mature and offer a delightful setting to relax on the decking and patio areas.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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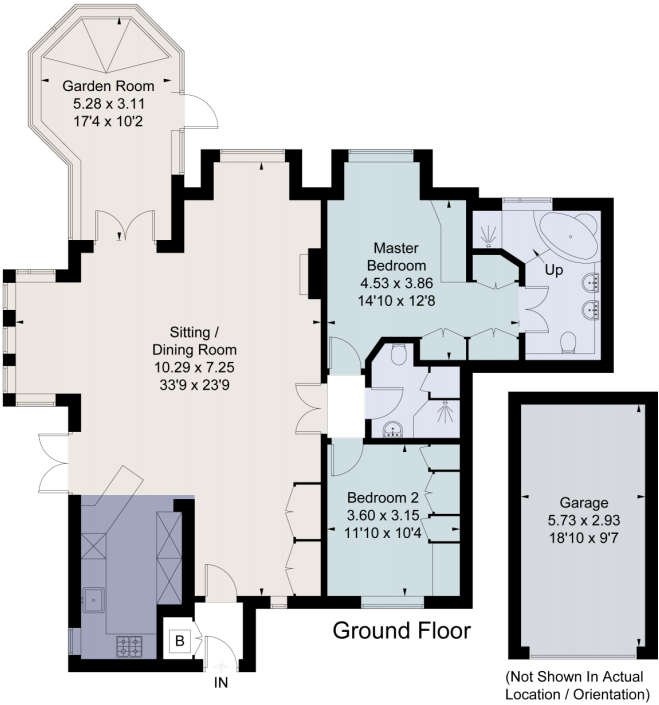


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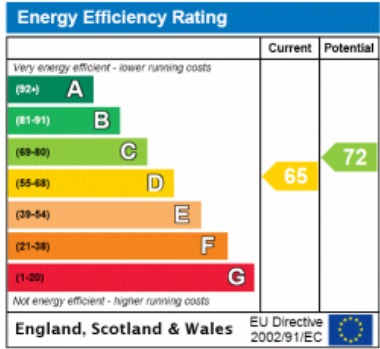
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Approximate Area = 125.1 sq m / 1346 sq ft
Including Limited Use Area (3.8 sq m / 41 sq ft)
Garage = 16.9 sq m / 182 sq ft
Total = 142.0 sq m / 1528 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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