

Great Oak Square, Mobberley, Knutsford

Asking Price: £390,000

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SMILE
FIRST









A beautifully presented and versatile 3-bedroom townhouse situated in the sought-after village of Mobberley. Offering spacious accommodation arranged over three floors, the property is ideal for modern living and benefits from a spacious and private garden.

The ground floor provides a welcoming entrance hall, a useful shower room / WC, utility room with access to the garden, and a versatile study / third bedroom, along with a converted garage which is currently used as a generous divided storage room. This versatile space could lend itself into a variety of uses, subject to the buyer's requirements.

To the first floor is a spacious lounge, providing a comfortable and bright reception space, together with a well-appointed kitchen / dining room, creating an excellent area for both everyday living and entertaining.

The second floor offers two well-proportioned bedrooms, including a generous main bedroom with an en-suite bathroom, alongside a further double bedroom and additional en-suite shower room.

Externally, the property benefits from a private and large AstroTurf rear garden, providing a great space for relaxing and entertaining. The property is driveway fronted providing off-street parking. Further benefits include ample storage throughout, and the extent versatility provided by the converted garage.

The central village location is within easy access to the many amenities Mobberley and neighbouring Knutsford have to offer therefore ideal for those who want to absorb stunning Cheshire countryside while having a plethora of dining, drinking, schooling and shopping options on the doorstep. It is also well placed for those looking to commute to Manchester, Manchester Airport and across the North West.







Ground Floor **First Floor** **Second Floor**

Total floor area 112.3 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **E**

Tenure: **Leasehold**

Years Remaining on Lease: **134**

Ground Rent: **£290**

Viewing by appointment

T: 01565 634021
E: knutsford@bridgfordscountrywide.co.uk
18 Princess Street, Knutsford, Cheshire, WA16 6BU

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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