



Mobberley Road, Knutsford

£465,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



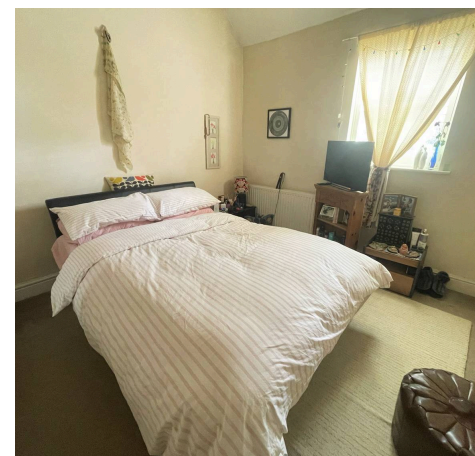
Mobberley Road

Knutsford

No Chain: An attractive and larger than average two double bedroom semi-detached cottage offering versatile and extended accommodation throughout. Additionally, this handsome home benefits from an occasional bedroom or work from home space at second floor level which, for transparency, is not compliant with current building regulations. The ground floor has been significantly extended to the rear, creating a flexible and well-proportioned living area with cloakroom/W.C., ideal for modern day living. The property further benefits from a generous sized living room with feature fireplace housing a log-burner for cosy evenings, whilst a centrally positioned fitted kitchen opens into the well-designed extension overlooking the low maintenance rear garden.

To the first floor there are two double bedrooms served by a family bathroom, whilst a staircase extends from the landing to the versatile second floor loft room with Velux skylight.

Occupying an enviable central location, the property is conveniently situated within walking distance of Knutsford town centre and its excellent range of shops, restaurants, bars, and local amenities. On road parking available.



Mobberley Road

Knutsford

- No Onward Chain
- Attractive Semi-Detached Cottage
- Larger Than Average Accommodation
- Two Double Bedrooms
- Extended Ground Floor Living Space with W.C
- Spacious Living Room with Log-Burner Fireplace
- Versatile Loft Room/Home Office (No Building Regulations)
- Walking Distance to Knutsford Town Centre & Train Station

Tenure: Freehold

Services (Not Tested): All mains services are connected but have not been tested and you are advised to make your own enquiries and/or inspections.

Council Tax band: D

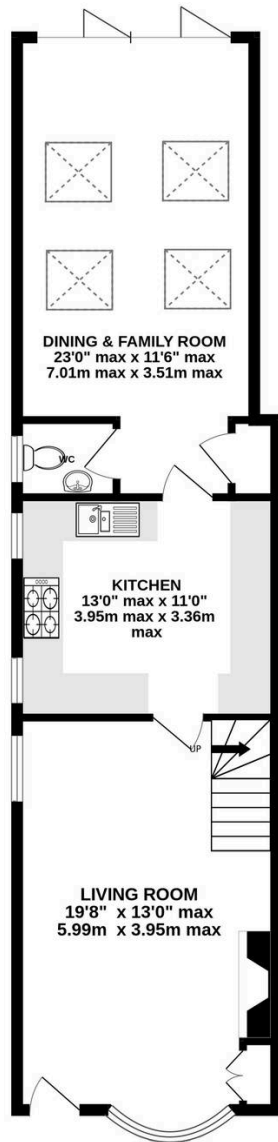
EPC Energy Efficiency Rating: D

Total Floor Area: 1240 sqft approx

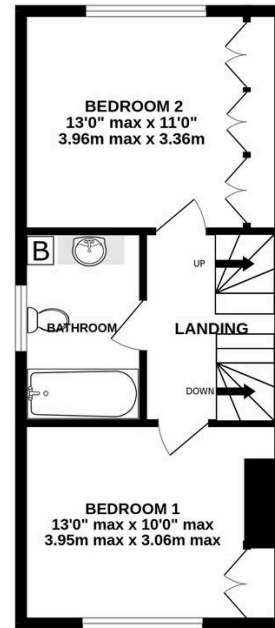
Viewings: Viewings strictly by appointment through the agents.



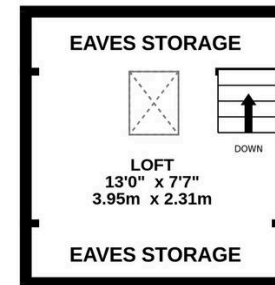
GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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