



3 Hall Bank South, Mobberley  
Knutsford

£495,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 3 Hall Bank South

Mobberley, Knutsford

A characterful, one-of-a-kind and larger than average three-bedroom terraced home, offering well-balanced and flexible accommodation, ideal for a host of potential buyers and those looking to downsize without compromise. The property enjoys a delightful private rear garden with an elevated entertaining deck overlooking beautifully stocked terraced gardens and the Mobberley Conservation Area. Additionally, the property has the benefit of a private gated driveway set behind secure electric gates.

Offered for sale with no onward chain, the property is quietly positioned within a peaceful cul-de-sac, adjoining the well-maintained green space of Hallbank play area. Located on the fringe of highly desirable Mobberley, and within comfortable walking distance of countryside walks and the popular Bulls Head and Roebuck public houses, this charming home will appeal strongly to those seeking a relaxed, low-maintenance lifestyle in a highly regarded village setting. This attractive home has been thoughtfully extended and remodelled over the years to provide comfortable, adaptable living space that will suit a variety of needs. Well maintained throughout including recently updated neutral carpets to some rooms, the property allows a purchaser to move straight in, while still offering scope to personalise if desired. Therefore, an internal viewing is highly recommended to fully appreciate both the setting and lifestyle on offer.



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The accommodation briefly comprises; welcoming entrance porch, spacious living dining room featuring an open grate fireplace and striking bay window that bathes the room with natural light and enjoys open views across the conservation area. The generous sized dining kitchen opens into a further porch with a convenient cloakroom/W.C. A versatile additional reception room provides excellent flexibility, ideal as a snug, hobby room, study, or occasional ground-floor bedroom.

To the first floor are three well-presented bedrooms, including a generous principal bedroom with further open-grate feature fireplace and access to a dressing room, which offers excellent potential to create an en-suite. The remaining bedrooms are served by a well-appointed three-piece bathroom with the added convenience of a walk-in shower.

Externally, the private gated driveway provides secure off-road parking, and the property also benefits from a detached garage currently leased from Cheshire East. The rear garden has been designed with ease of maintenance and enjoyment in mind, featuring an attractive decked area perfect for outdoor seating and entertaining, with lower terraced sections well suited to light gardening.



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Mobberley, Knutsford

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Local Authority: Cheshire East Council

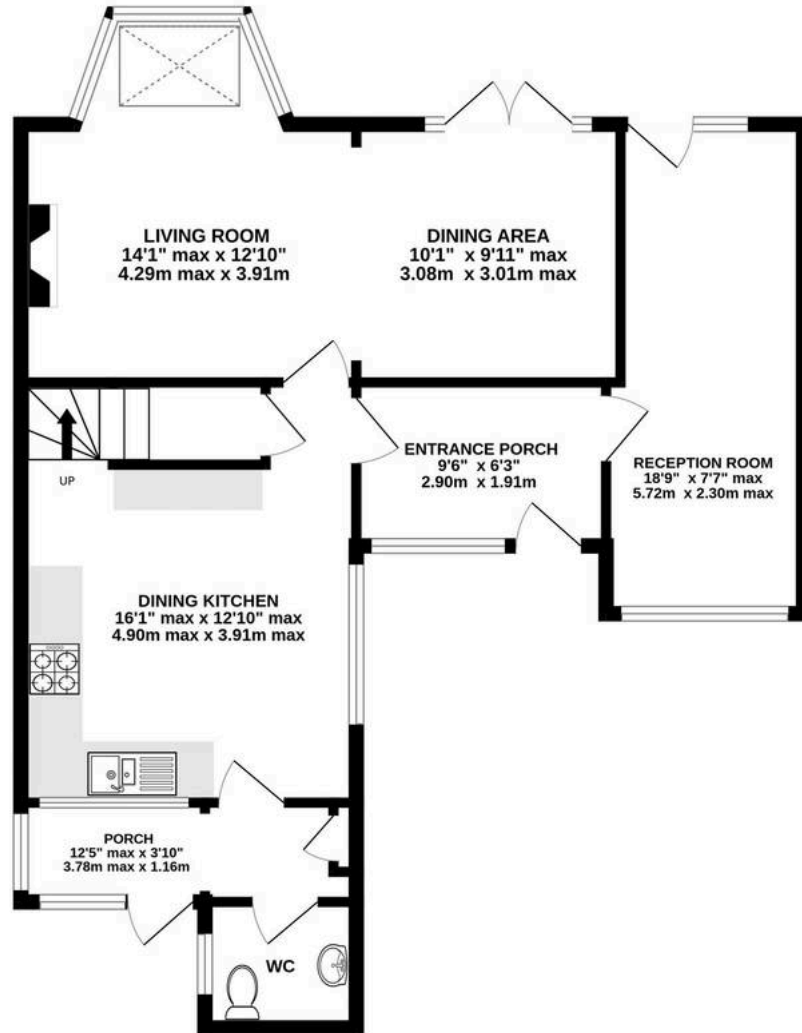
Total Floor Area: 1341 SQFT approx.

Viewings: Viewing strictly by appointment through the agents.

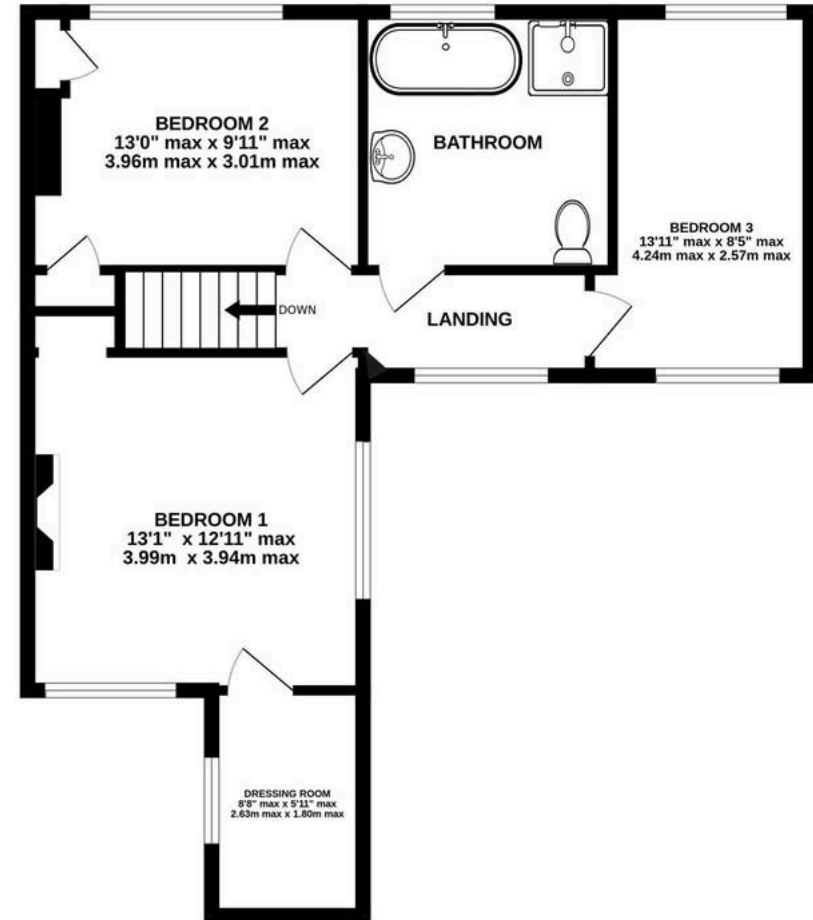
- Generous Sized Dining Kitchen
- 3 Well-Proportioned Bedrooms
- Charming 'One-Of-A-Kind' Home
- Flexible Well-Balanced Accommodation
- Additional Versatile Reception Room
- Entrance Porch & Cloakroom/W.C
- Private Garden with Elevated Entertaining Deck
- Views Over Mobberley Conservation Area
- Spacious Living/Dining Room
- Peaceful Cul-De-Sac Setting, No Chain & Viewing Essential



GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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