



Townfield Road, Mobberley  
Knutsford

£425,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## Townfield Road

Mobberley, Knutsford

An exceptional, beautifully appointed, and thoughtfully extended three-bedroom semi-detached residence, enjoying a private brick block driveway with EV charging point and landscaped rear garden with composite entertaining deck, all situated within a highly desirable cul de sac setting. This impressive home has been enhanced with a range of bespoke handcrafted features, including striking fitted bookcases with integrated storage to the elegant bay-fronted living room, fitted wardrobes to all three bedrooms, and a discreet pocket door concealing the downstairs W.C. A particular highlight is the superb open-plan living dining kitchen, where oversized bi-fold doors and a glazed atrium combine to flood the space with natural light, creating an outstanding environment for modern family living and entertaining.

The accommodation begins with a welcoming entrance hallway incorporating a useful understairs cloaks cupboard. The bright and spacious living room enjoys a feature bay window and bespoke fitted furniture, whilst the heart of the home is undoubtedly the stylish open-plan living dining kitchen, fitted with an extensive range of contemporary wall and base units complemented by granite work surfaces and a breakfast bar. A separate utility room provides additional practicality and gives access to the downstairs W.C.



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To the first floor, there are three well-proportioned bedrooms, each benefitting from fitted wardrobes, all served by a beautifully appointed family bathroom featuring a stylish 3-piece suite together with a separate walk-in shower enclosure.

Externally, a brick-block driveway provides ample off-road parking and is complemented by an EV charging point. To the rear, the landscaped garden has been thoughtfully designed to cater for both relaxation and family life, featuring a generous composite entertaining deck ideal for al fresco dining, with a raised lawn beyond providing an attractive and secure space for children to enjoy.

Perfectly positioned in the heart of Mobberley Village, just a short stroll from local amenities, well-regarded pubs, the village bakery, and picturesque countryside walks, this is a home that offers not just space, but a true sense of community and lifestyle, ideal for families looking to put down roots in a highly desirable location.

Agent's Note: Located to the rear of the property is a garage assigned to the house, which may be available to lease separately, providing valuable additional parking or storage space.



# Townfield Road

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- Attractive 3 Bedroom Semi-Detached Home
- Well Designed Rear Extension
- Bespoke Features Throughout
- Impressive Bay-Fronted Living Room
- Exceptional Open-Plan Living Dining Kitchen
- Bi-Fold Doors & Glazed Atrium
- Utility Room & Downstairs W.C.
- Landscaped Garden with Composite Entertaining Deck
- Driveway With EV Charging Point
- Walking Distance of Desirable Mobberley Village

**Council Tax band:** C

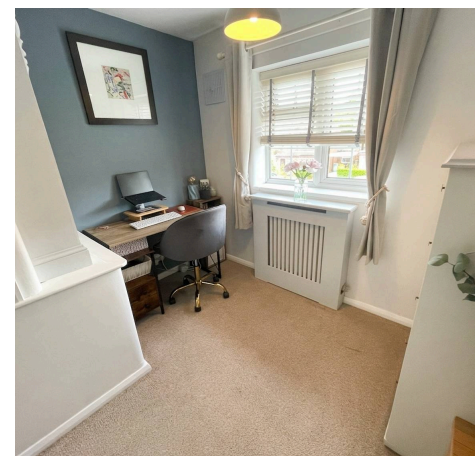
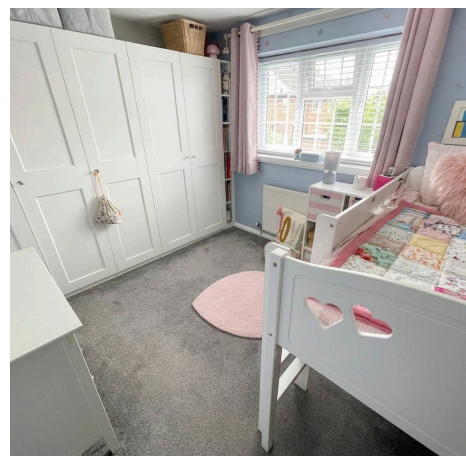
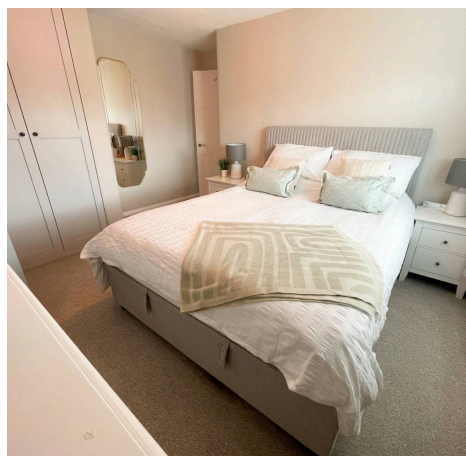
**Tenure:** Freehold

**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.

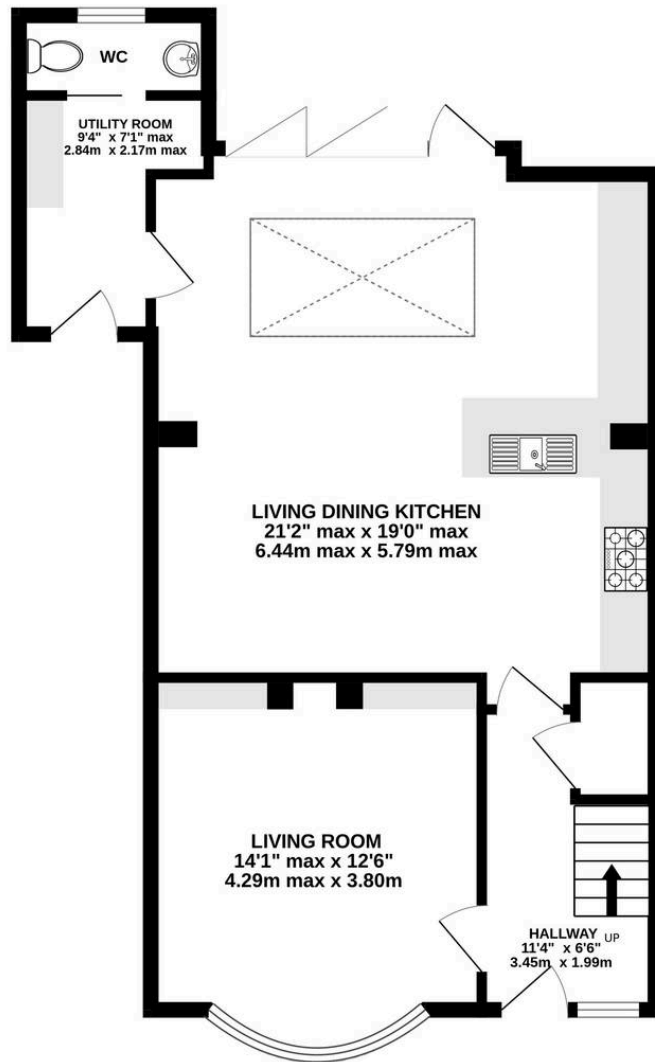
**EPC Energy Efficiency Rating:** TBC

**Total Floor Area:** 1,091 SQFT Approx.

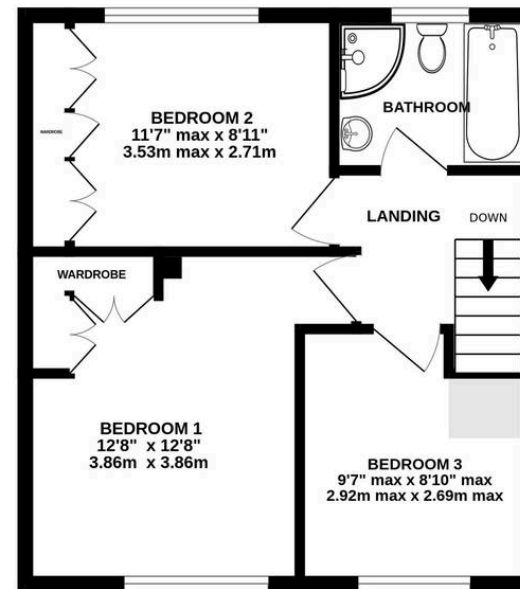
**Viewings:** Viewings strictly by appointment through the agents.



GROUND FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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