



Field Side Close, Mobberley
Knutsford

£429,950

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



18 Field Side Close

Mobberley, Knutsford

Council Tax band: D

Tenure: Leasehold. Ground Rent £60pa. 999 Year lease with 969 Years remaining.

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

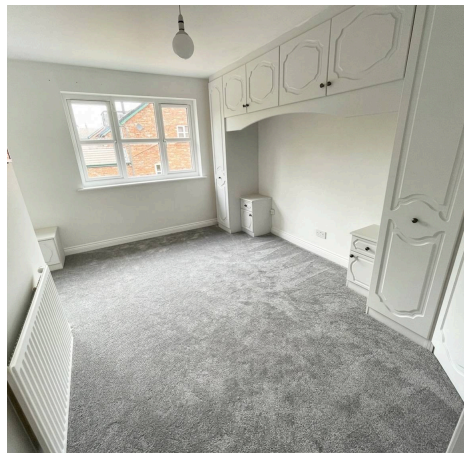
Local Authority: Cheshire East Council

EPC Energy Efficiency Rating: D

Total Floor Area: 982 SQFT approx

Viewings: Viewings strictly by appointment through the agents

- No Chain
- Desirable Cul-De-Sac Position
- Overlooking Orchard & Conservation Land
- Heart of Mobberley Village
- Recently Refurbished Throughout
- Two Double Bedrooms
- 0.10 Acre Plot Approx.
- Large Driveway & Integrated Garage
- Garage or Loft Conversion Potential (Subject to Planning Approval)
- Private Rear & Side Garden



18 Field Side Close

Mobberley, Knutsford

An immaculately presented and recently refurbished two double bedroom end mews home occupying a delightful 0.10-acre approx. corner plot with generous private gardens, a larger-than-average driveway providing off-road parking for several vehicles, and an integrated garage offering excellent conversion potential, subject to the necessary consents.

Enjoying a peaceful cul-de-sac position overlooking a charming orchard and adjoining conservation land, Field Side Close is a desirable residential setting. Just a short stroll from the village centre, residents can enjoy local amenities, highly regarded pubs, the village bakery, and beautiful countryside walks, creating an outstanding lifestyle for first-time buyers, couples, and downsizers alike.

The accommodation has been thoughtfully updated throughout and briefly comprises a welcoming entrance hall with downstairs W.C., a bright and spacious living room featuring a bay window and French doors opening onto the rear garden, and a stylish newly fitted kitchen overlooking the garden.

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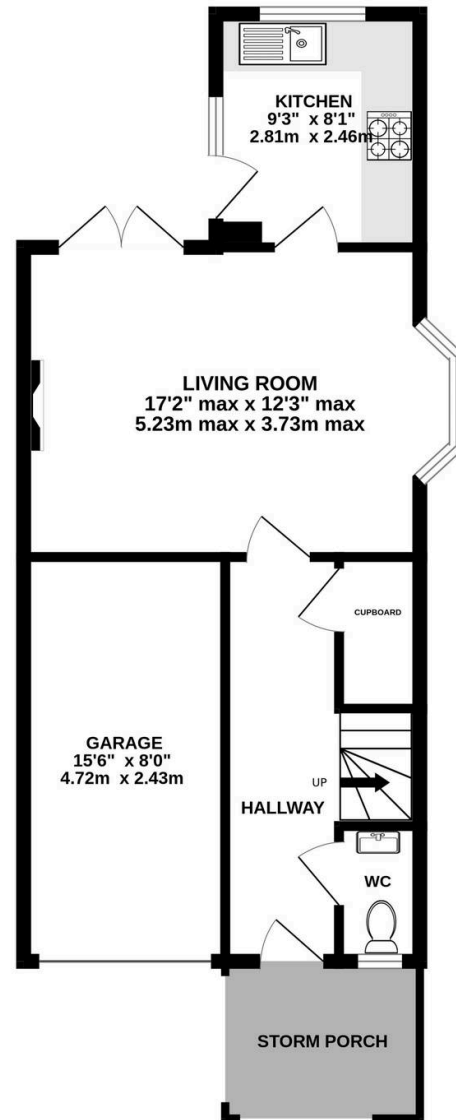
To the first floor are two immaculate double bedrooms, both furnished with fitted wardrobes. Additionally, the principal bedroom benefits from a spacious dressing area, offering flexibility for a home office or nursery if desired. A stylish newly fitted three-piece bathroom completes the accommodation. The property further benefits from gas central heating and double glazing throughout.

Outside, the generous sized private rear garden enjoys a patio and lawn, providing the perfect setting for entertaining, family gatherings or simply relaxing in peaceful surroundings.

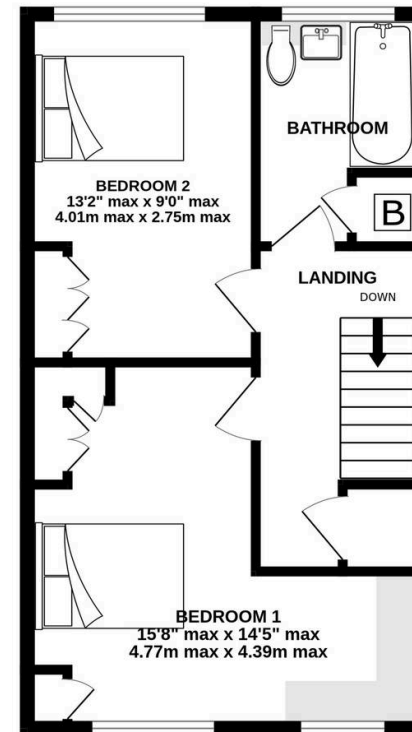
Offering immaculate presentation, generous outside space, future potential and an enviable village location, this superb home is ready to move straight into and is offered for sale with no onward chain.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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