

# 25 Mobberley Road Knutsford



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# A refurbished and beautifully presented end of terrace town house, offering exceptional accommodation laid over three floors, attractive landscaped gardens and off road parking.

25 Mobberley Road is a superb end of terrace town house offering spacious and beautifully presented accommodation laid over three floors, including a superb open plan kitchen dining room and conservatory opening onto a stunning landscaped garden. On the first floor level is a sitting room with a front facing Juliette balcony enjoying a pleasant aspect over one of the prettiest parts of Mobberley Road. There is also a study or third bedroom on the first floor with two further double bedrooms on the second floor level which share the use of a quality bathroom.

**Covered Storm Porch** glazed door with side window leading to:

**Entrance Hall** wood effect flooring throughout, built in cloaks cupboard and stairs leading to the first floor. Integral door to the garage (the garage has been converted and is now a small storage and utility space with electric roller doors to the front).

**Downstairs WC** re-fitted with a modern white suite comprising a low level WC and a pedestal wash hand basin. Chrome ladder towel radiator, wood effect flooring and an opaque window to the rear.

**Kitchen** the kitchen has been re-fitted with a quality range of cream gloss cabinets surmounted with granite work tops incorporating a circular under-mount sink with a mixer tap, four ring electric hob with cooker hood above. Integrated electric oven and microwave oven, integrated fridge freezer and dishwasher. Window to side, wood effect flooring throughout and opening to

**Dining Room** wood effect flooring throughout and double bi-folding doors leading to the:

**Conservatory** enjoying wonderful views over the landscaped rear and side gardens. Wood effect flooring throughout and double doors leading to a side patio.

**First Floor Landing** stairs leading to the second floor and window to rear. Open to:

**Sitting Room** a superb principle reception room with windows to front and side and a front facing Juliette balcony. Contemporary style stone fronted gas fire and door to:

**Study / Bedroom Three** window to rear.

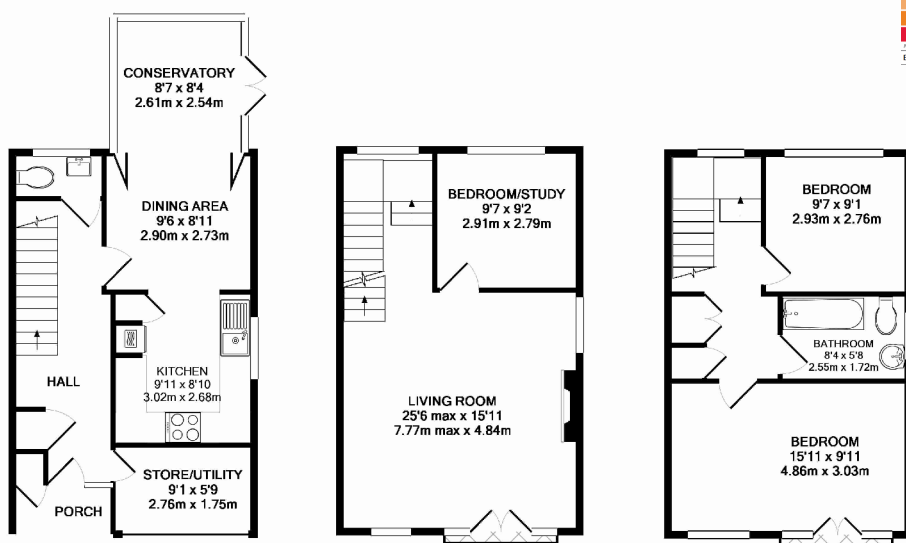
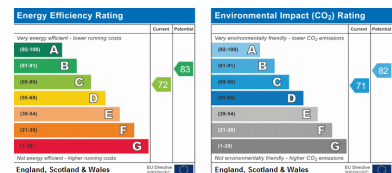
**Second Floor Landing** window to rear and loft access to roof void. Two built in cupboards with hanging space and shelving.

**Bedroom One** a lovely principle bedroom with window and front facing Juliet balcony.

**Bedroom Two** window to rear.

**Bathroom** re-fitted with a contemporary style white suite comprising a panel bath with a glass shower screen, mixer tap and shower attachment, wall hung wash hand basin and low level WC. Chrome ladder towel radiator, stone effect tiled walls and floor, underfloor heating and opaque window to side.

**Externally** to the front of the property is a wide stone flagged driveway providing off road parking for three vehicles. The rear and side gardens are enclosed to all sides by panel fencing and have been beautifully landscaped for low maintenance with stone flagged pathways and patios bordering a slate bed garden with attractive planted flower beds and sleeper retained raised beds and borders. The garden also benefits from a storage shed and a summer house. The garden leads to the side of the house where there is additional storage space which could be accessed from the driveway.



GROUND FLOOR  
APPROX. FLOOR  
AREA 454 SQ.FT.  
(42.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.1 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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