

172 Mobberley Road  
Knutsford WA16 8HQ



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 **Stuart  
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& COMPANY

 **The Property  
Ombudsman**

A three bedroom detached dormer bungalow, with a private garden, garage and parking, situated in a popular position on the outskirts of the town, close to the entrance of Tatton Park.

172 Mobberley Road is a spacious and versatile three bedroom detached dormer bungalow, situated on a residential lay-by, set back from Mobberley Road, in a popular location, close to the entrance of Tatton Park, and a nearby parade of shops. The accommodation is laid across two floors and comprises of two reception rooms, a generous ground floor bedroom and bathroom, a fitted kitchen, and two first floor bedrooms.

Knutsford is an extremely pretty town with narrow part-cobbled streets. It offers a range of day to day shopping facilities and has an abundance of restaurants, brasseries and other eateries to which people travel from far around. The town is also conveniently situated for the motorway network, being about 2½ miles to the M6 at junction 19. The M56 is about one mile further afield, providing access to Manchester city centre, Manchester International Airport and to the west, Chester and North Wales.

**Entrance Hall:** Entrance door to front, opaque window to side and open step staircase leading to the first floor. Door to:

**Living Room:** A light and spacious reception room with windows to three sides, exposed wooden flooring and a cast iron fireplace with a granite hearth.

**Kitchen:** Fitted with a matching range of wall and base level cabinets surmounted with contrasting wood effect worktops incorporating a single drainer sink unit with a mixer tap and a four ring gas burning hob with a stainless steel and glass canopy cooker hood above, and built-in single electric oven below. Space and plumbing for both dishwasher and washing machine. Space for refrigerator. Part glazed entrance and window to side.

**Dining Room:** Exposed wooden flooring and French Doors to the rear garden.

**Bedroom 1:** Window to rear and wood effect flooring.

**Bathroom:** Fitted with a matching suite comprising a panel bath with mixer tap and hand held shower attachment, pedestal wash hand basin and low level WC. Tiled shower enclosure with electric shower. Ladder towel radiator, part tiled walls, tiled floor and opaque window to side.

**First Floor Landing:** Velux skylight window to side elevation, and range of built-in wardrobes to one wall.

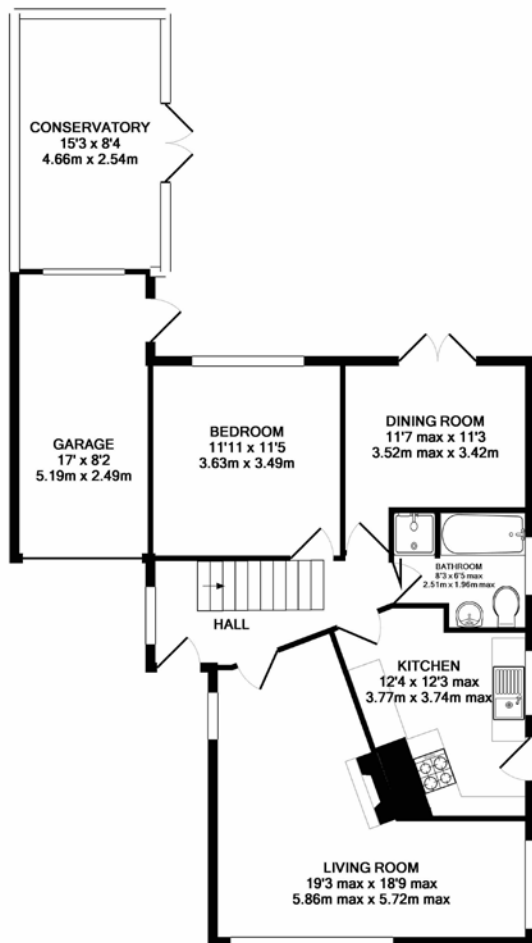
**Bedroom 2:** Window to rear, cupboard providing access to under eaves storage space and exposed wooden flooring.

**Bedroom 3:** Velux skylight window to side elevation, and two cupboards providing access to under eaves storage.

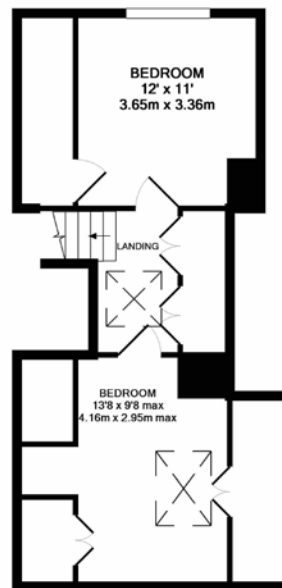
**Externally:** to the front of the property is an area of mature garden enclosed by panel fencing and tall mature hedges. There is a long block paved driveway providing ample parking space for two to three vehicles leading to the **Attached Single Garage** with up and over doors and courtesy door to the rear garden.

The rear garden is enclosed to all sides by a combination of panel fences and mature planting including a number of trees. The garden has been landscaped with an area of flagged patio at the rear of the house beyond which is an area of flat lawn and assortment of mature shrubs and planting. In the corner of the rear garden plot is a **UPVC Double Glazed Conservatory** which has independent access from the garden, but is attached to the rear of the garage and therefore could become integral to the house.

The conservatory is currently used as an art studio, but would lend itself perfectly as a garden office or summerhouse.



GROUND FLOOR  
APPROX. FLOOR  
AREA 989 SQ.FT.  
(91.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1440 SQ.FT. (133.8 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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**Guide Price: £375,000**  
**Tenure: Leasehold**  
**(999 years - approx 935 remaining)**  
**Ground Rent: £12.50 per annum**  
**Local Auth: Cheshire East**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)			
C (69-80)			78
D (55-68)			
E (39-54)			
F (21-38)			<40
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

**PLEASE NOTE:** These particulars are published as a guide to the property, but their accuracy is not guaranteed. Neither the particulars nor any statement made by or on behalf of Stuart Rushton & Company is intended to form part of a contract of sale or warranty.