



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

An extended & stylishly appointed detached dormer bungalow, offering spacious and versatile accommodation, presented in exceptional condition throughout. Occupying a super position towards the end of a cul-de-sac, close to the centre of the village, and benefiting from private landscaped gardens and ample parking.

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### AGENTS REMARKS

Springfield Road, is a very popular residential cul-de-sac, occupying superb position bordering farmland, and only a stones throw from the heart of Mobberley village. The property which has been extended and refurbished throughout, offers incredibly versatile and stylishly appointed accommodation, suitable for both families and down sizers alike.

### ENTRANCE HALL

Stairs ascend to first floor.

### LIVING ROOM

22'0" x 11'6" (6.73 x 3.51)

Polished oak flooring throughout and French doors leading out to the landscaped rear garden. Window to front elevation.

### STUDY/ SNUG

3.66m x 3.02m

Back to back with the living room, cast iron wood burning stove.

### BATHROOM

8'2" x 6'3" (2.51 x 1.93)

Fitted with a panelled bath, low level wc and wash hand basin. Window to rear elevation.

### BREAKFAST KITCHEN

19'3" x 10'7" (5.89 x 3.25)

The kitchen is of a good size and is fitted with a matching range of light coloured gloss cabinets, surmounted with wooden worktops and incorporating a combination of quality integrated and some freestanding appliances. Window to side elevation.

### CONSERVATORY/ ORANGERY

12'4" x 8'11" (3.76 x 2.74)

The kitchen opens out to a wonderful orangery style dining room with a large roof lantern, French doors leading to a covered terrace and triple aspect windows introducing an abundance of natural light

### UTILITY ROOM

8'9" x 7'1" (2.69 x 2.18)

Adjoining the kitchen with built in cabinets and plumbing for both a washing machine and tumble dryer. Window to side elevation.

### BEDROOM

16'2" x 11'5" (4.93 x 3.48)

The master bedroom enjoys aspects to the front with an adjoining ensuite. Window to front elevation.

### ENSUITE

Finished in attractivel imestone tiling complete with wet room shower, wall hung wash hand basin and concealed cistern WC. Window to side elevation.

### FIRST FLOOR LANDING

Door to storage room.

### BEDROOM

15'8" x 9'3" (4.78 x 2.84)

Windows to front elevation.

### BEDROOM

9'10" x 9'6" (3 x 2.92)

Velux window to rear. Eaves storage.

### WET ROOM

7'3" x 6'7" (2.21 x 2.03)

Contemporary style sanitary-ware including a vanity washbasin and low level WC plus a wet room shower

### LOFT STORAGE

13'1" x 11'10" (3.99 x 3.61)

### SERVICES

We understand that the following mains services are installed: Water, sewerage, gas and electricity.

### TENURE

We understand the tenure to be freehold.

### VIEWINGS

Viewings strictly by appointment only. Please call 01565 621624.

### MARKETING APPRAISAL

Thinking of selling? Wright Marshall have the experience and local knowledge to offer you a free market appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process and it is worth remembering we may already have a purchaser waiting to buy your home.

### FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice.

For whole of market advice with access to numerous deals and exclusive rates not available on the high street please contact one of our sales team today on 01565 621624, pop in to chat further at our Knutsford office at 1 Princess Street, Knutsford WA6 6BY or email us if more convenient and we can discuss your requirements further.

Your home may be repossessed if you do not keep up repayments on your mortgage.