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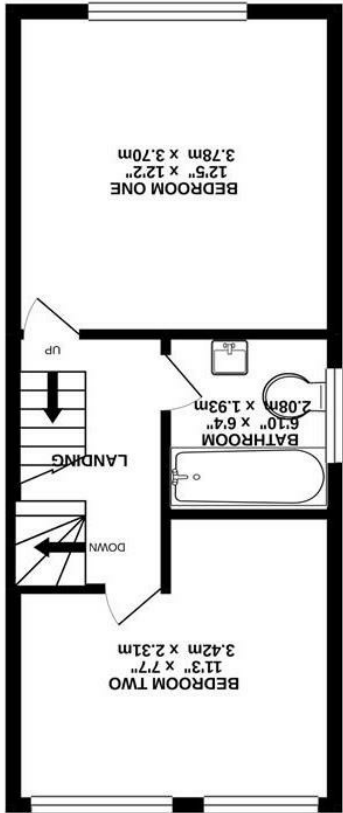
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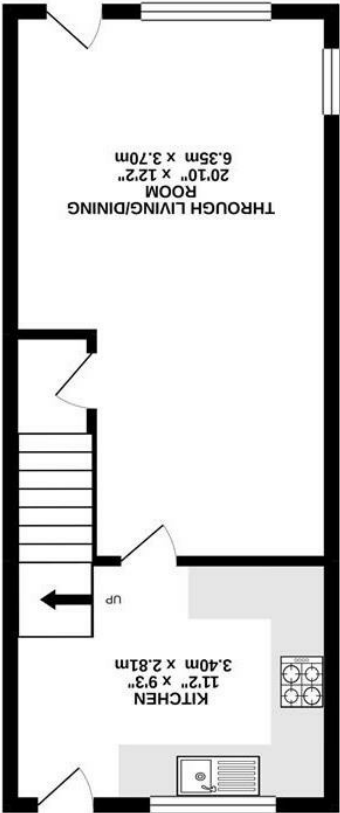
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.

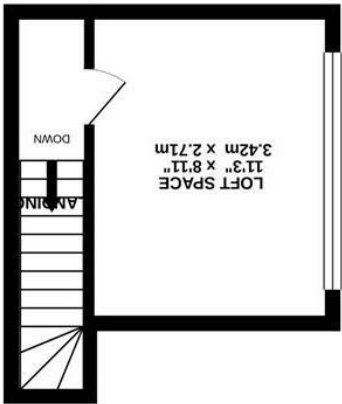
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1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
152 sq.ft. (14.1 sq.m.) approx.

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£350,000



1 GREENWOOD TERRACE
TOWN LANE
MOBBERLEY
KNUTSFORD
WA16 7HL

2 1 2 D
COUNCIL TAX BAND: D



A charming, two bedroom end of terrace period cottage, with a large landscaped garden and two off-road parking spaces, situated in the heart of the most sought after village of Mobberley.

Number 1 Greenwood Terrace is a most attractive Victorian house, situated in a prime position in the village centre. The property, which offers potential for extension, delivers smartly presented accommodation laid over three floors, including a small converted attic room, and two double bedrooms served by a quality bathroom on the first floor. On the ground floor level there is a good size double reception room and an adjoining kitchen, with a rear facing porch providing access directly out onto a beautifully landscaped garden, to the rear of which is a secure garden shed and a gate leading to a double width driveway.

LOCATION

Mobberley is a well sought after semi-rural village with several shops catering for day to day needs. There are a number of well-known village pubs, a railway station and a local primary school. There is also a doctors, dentist and veterinary surgery. The location provides convenient access to Manchester International Airport, and the prestigious towns of Wilmslow, Alderley Edge and Knutsford are all within five to ten minutes' drive.

THE ACCOMMODATION

The accommodation comprises :

Living Room

Accessed via a UPVC double glazed door with arched window above. UPVC double glazed windows to front and side. Featuring a fireplace with tiled hearth and timber surround. Opening to:

Dining Area

With a deep recess downstairs storage cupboard . Door to:

Kitchen

Fitted with an attractive range of matching wall and base level Shaker style cabinets, surmounted with wood effect worktops, incorporating a ceramic single drainer sink unit with a chrome mixer tap and a four ring gas burning hob with a glass canopy cooker hood above and a double electric oven below. Plumbing for washing machine. Double glazed window to rear. Part tiled walls and tiled floor. Stairs leading to the First Floor.

Rear Porch

Tiled floor and wall mounted central heating boiler, part glazed entrance door to rear and double glazed window to side.

First Floor Landing

With stairs leading to the attic room.

Bedroom One

Double glazed window to front.

Bedroom Two

Two double glazed windows to rear. Built-in wardrobes with double doors.

Bathroom

Fitted with matching white suite comprising a shaped bath with a glass shower screen and thermostatic mixer shower over, low-level WC and pedestal wash basin. Wood effect flooring, part tiled walls and chrome ladder towel radiator. Opaque double glazed window to side.

Attic Room

Stairs from the First Floor Landing lead to a useful attic conversion, currently used as an artist studio with a double glazed window to side and skylight window to the rear elevation.

Externally

Externally to the front of the property there is a small gravel bed garden fronted by an ornamental brick wall.

To the rear, a charming stone flagged courtyard is situated directly to the rear of the house, beyond is a large and beautifully landscaped garden which is enclosed to all sides by a combination of panel fencing and mature hedges. The majority of the garden is laid to well-maintained lawns with a stone flagged pathway leading from a rear pedestrian gate, beyond which there are two off-road parking spaces . To the rear boundary is a very useful secure garden shed.

Tenure

We believe the tenure of the property to be Freehold

Viewings

Strictly by appointment with the agents Knutsford Office : Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

Telephone 01565 621624

Email : knutsford@wrightmarshall.co.uk

Market Appraisal

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

Financial Advice

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

** Contact one of our sales team today on 01565 621624, pop in to chat further at our friendly Knutsford at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; knutsford@wrightmarshall.co.uk, so we can discuss your requirements further **

For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Knutsford team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.