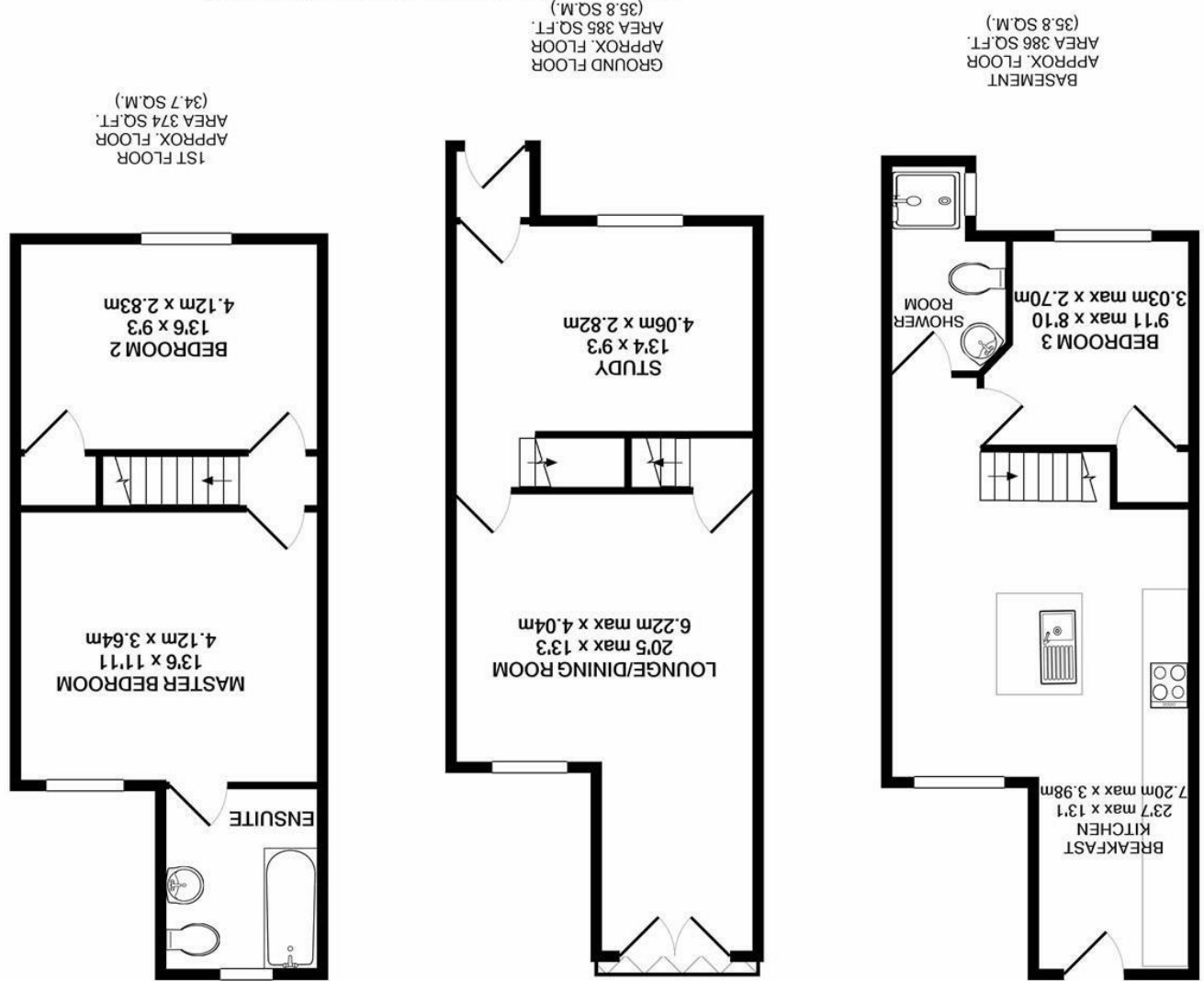


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£375,000



62 MOBERLEY ROAD  
 KNUTSFORD  
 WA16 8EL

3 2 2 C  
 COUNCIL TAX BAND: D



A most attractive two/three bedroom period house, offering spacious and versatile split level accommodation refurbished to an exceptional standard throughout.

#### DESCRIPTION

92 Mobberley Road is a spacious and beautifully refurbished 2/3 bedroom mid terrace Victorian house, situated within a short stroll to the shops, bars and restaurants on King Street via the parkland on Moorside.

The property offers stylish accommodation refurbished to an exceptional standard laid over three floors in a split level configuration.

On the ground floor level there are two reception rooms, including a generous dual purpose living room located to the rear of the house, with French doors and Juliet balcony enjoying elevated views towards the town, and a smaller sitting room come study situated to the front. Stairs lead down to a lower ground floor level into a generous kitchen breakfast room (with doors leading out to a private courtyard garden), fitted with a range of bespoke handmade and hand painted cabinets. Also located on the lower ground floor is a useful third reception room, or third guest bedroom with an adjoining shower room. On the first floor there are two generous double bedrooms and a beautifully appointed bathroom.

#### LOCATION

Conveniently situated close to the thriving town centre of Knutsford, one of Cheshire's prettiest towns. It lies on the edge of Tatton Park and has a wonderful range of specialist shops, restaurants and bars in addition to Waitrose and Booths supermarkets and a leisure centre. A short drive from M6 junction 19 and a 47 minute train journey to central Manchester.

#### THE ACCOMMODATION:

The accommodation comprises :

#### ENTRANCE PORCH

Double glazed entrance door to front with centre window and door to:

#### SITTING ROOM / STUDY

Double glazed window to front with fixed plantation shutters, wideboard oak flooring and central fireplace with a cast iron surround with decorative inlaid tiling and a slate hearth. Shelving and storage cupboards built in at either side of the chimney breast. Attractive coving and ornate ceiling roses.

#### LIVING ROOM

A light and spacious dual purpose reception space with French doors and Juliet balcony overlooking the rear and a double glazed window with fixed plantation shutters. Wideboard oak flooring throughout, and open fireplace housing a contemporary style stove. Attractive coving and two decorative ceiling roses.

#### KITCHEN / BREAKFAST ROOM

Fitted with a range of quality hand built and hand-painted cabinets, surmounted with contrasting wooden worktops incorporating a four ring gas burner hob and a single electric oven. Space and plumbing for a washing machine and a tumble dryer, and housing for an American style refrigerator. Central island with a black granite worktop incorporating breakfast bar seating and an under-mount Belfast sink. Tiled flooring throughout, double glazed door and windows overlooking the rear to the courtyard garden.

#### STUDY/ LOWER GROUND FLOOR BEDROOM

Double glazed window to front, built-in shelving and storage cupboards.

#### SHOWER ROOM

Beautifully appointed and incorporating a limestone tiled wet room shower, concealed cistern WC and a wall hung wash basin. Tounge and groove panelling to dado height, limestone tiled floor and opaque double glazed window to side. Chrome ladder towel radiator.

#### FIRST FLOOR LANDING

Loft access to roof void.

#### BEDROOM ONE

A light and and spacious double bedroom with wideboard oak flooring throughout and a double glazed window overlooking the rear enjoying magnificent views towards the town. Door to:

#### BATHROOM

Beautifully appointed bathroom fitted with a quality suite, comprising a sunken bath tub with mixer tap, overhead rain shower and separate handheld shower attachment, set within a tiled panel and surround, low-level WC and porcelain counter top wash basin with mixer tap, sat on a wooden plinth with storage cupboard below. Limestone tiling to floor and walls. Double glazed window to rear and chrome ladder towel radiator.

#### BEDROOM TWO

Double glazed window to front and recessed storage area with hanging rails and overhead shelving.

#### EXTERNALLY

To the rear of the house is a wall enclosed landscaped courtyard garden with a raised wooden decked terrace and a generous brick built garden shed.

#### TENURE

We believe the tenure of the property to be Freehold

#### SERVICES

We believe the following services to be connected to the property; Gas, electricity, water and mains drainage

#### VIEWINGS

Strictly by appointment with the agents Knutsford office

Telephone : 01565 621624

Email : knutsford@wrightmarshall.co.uk

#### MARKET APPRAISAL

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.