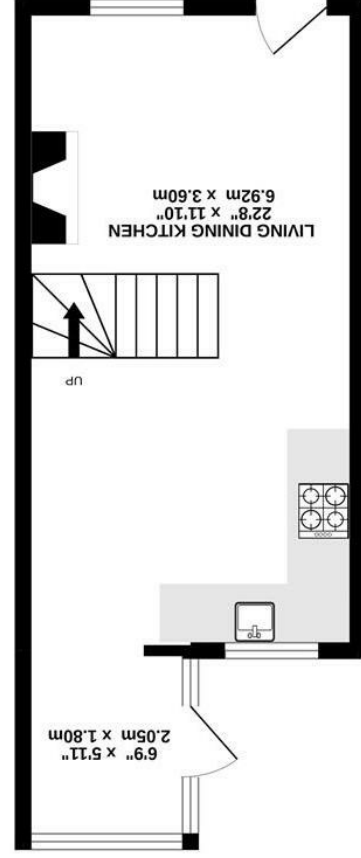
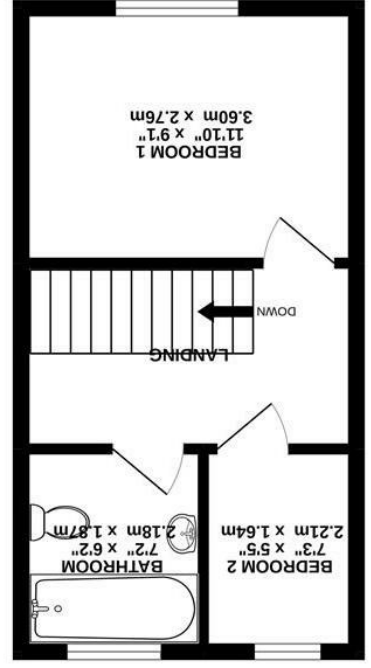


MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken for any errors or mis-statements. This plan is for guidance purposes and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency and they may be given.  
 Made with AutoCAD 2022



GROUND FLOOR  
 301 sq. ft. (28.0 sq.m.) approx.



1ST FLOOR  
 268 sq. ft. (24.9 sq.m.) approx.

www.wrightmarshall.co.uk  
 Knutsford@wrightmarshall.co.uk  
 T. 01565 621624



£325,000



98 TOWN LANE  
 MOBBERLEY  
 KNUTSFORD  
 WA16 7HW

2 1 2  
 COUNCIL TAX BAND: D







A most attractive and beautifully presented Georgian style two bedroom end of terrace, occupying a prime position in the village centre, enjoying magnificent views to the front over Mobberley Nature Reserve, offering a superb open plan living space, a private rear garden and allocated parking.

### DESCRIPTION

On the ground floor level there are two reception areas, including a living room opening to a contemporary style fitted kitchen, beyond which is an adjoining fully glazed breakfast room. On the first floor level there are two bedrooms, the largest of which enjoys magnificent far-reaching views over the nature reserve, and both are served by a well appointed bathroom. The property has gardens to the front and rear, as well as allocated parking space accessed via Appleby Crescent.

### LOCATION

The property is within a short flat walk of Mobberley Village which caters for day to day requirements and well located for easy access into Knutsford, Alderley Edge and Wilmslow town centres. Mobberley itself has its own rail station, providing frequent commuter service to Manchester, together with a number of well known public houses. The nearby town centres however cater for more comprehensive shopping facilities and include a number of larger retail outlets.

### LIVING ROOM

Entrance door and double glazed sash window to front. Oak effect flooring throughout. Fireplace with a slate hearth and timber mantle housing a cast-iron wood burning stove. Opening to:

### KITCHEN

Fitted with an attractive range of matching cabinets with handleless white slab doors, surmounted with contrasting worktops incorporating a stainless steel sink unit with a mixer tap and a four ring gas hob with a glass splashback and extractor fan above. Single electric oven, built-in fridge freezer and dishwasher. Attractive oak effect flooring, double glazed window to rear, and opening to:

### BREAKFAST ROOM

A charming glazed extension with attractive oak effect flooring and space for a breakfast/dining table with access out onto the landscaped rear garden.

### FIRST FLOOR LANDING

Loft access to roof void.

### BEDROOM ONE

Double glazed sash window to the front enjoying splendid far-reaching views over the nature reserve.

### BEDROOM TWO

Double glazed window to rear.

### BATHROOM

Fitted with a matching white suite comprising of a panel bath with a glass shower screen, mixer tap and thermostatic shower over, low-level WC and pedestal wash basin. Wood effect vinyl flooring, built-in storage cupboards and opaque double glazed window to rear.

### OUTSIDE

Externally to the front of the property is a small wall enclosed garden laid to lawn with concrete flagged steps leading up to the front door. The rear garden is enclosed to all sides by panel fencing and has been landscaped with an area flat lawn garden, shrub borders and a concrete flagged patio situated at the rear of the house accessed via the breakfast room. A pedestrian gate leads out beyond the rear boundary of the garden, where there is an allocated parking space.

### TENURE

We believe the property to be leasehold. 999 years from 1/1/03 ground rent is £97.50 per year and the service charge is £70.94 per qtr.

### VIEWINGS

Strictly by appointment with the Agents Knutsford Office. Telephone : 01565 621624 Email: [knutsford@wrightmarshall.co.uk](mailto: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 Office at 1 Princess Street, Knutsford, Cheshire, WA16 6BY or email us if this is more convenient initially on; [knutsford@wrightmarshall.co.uk](mailto: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.