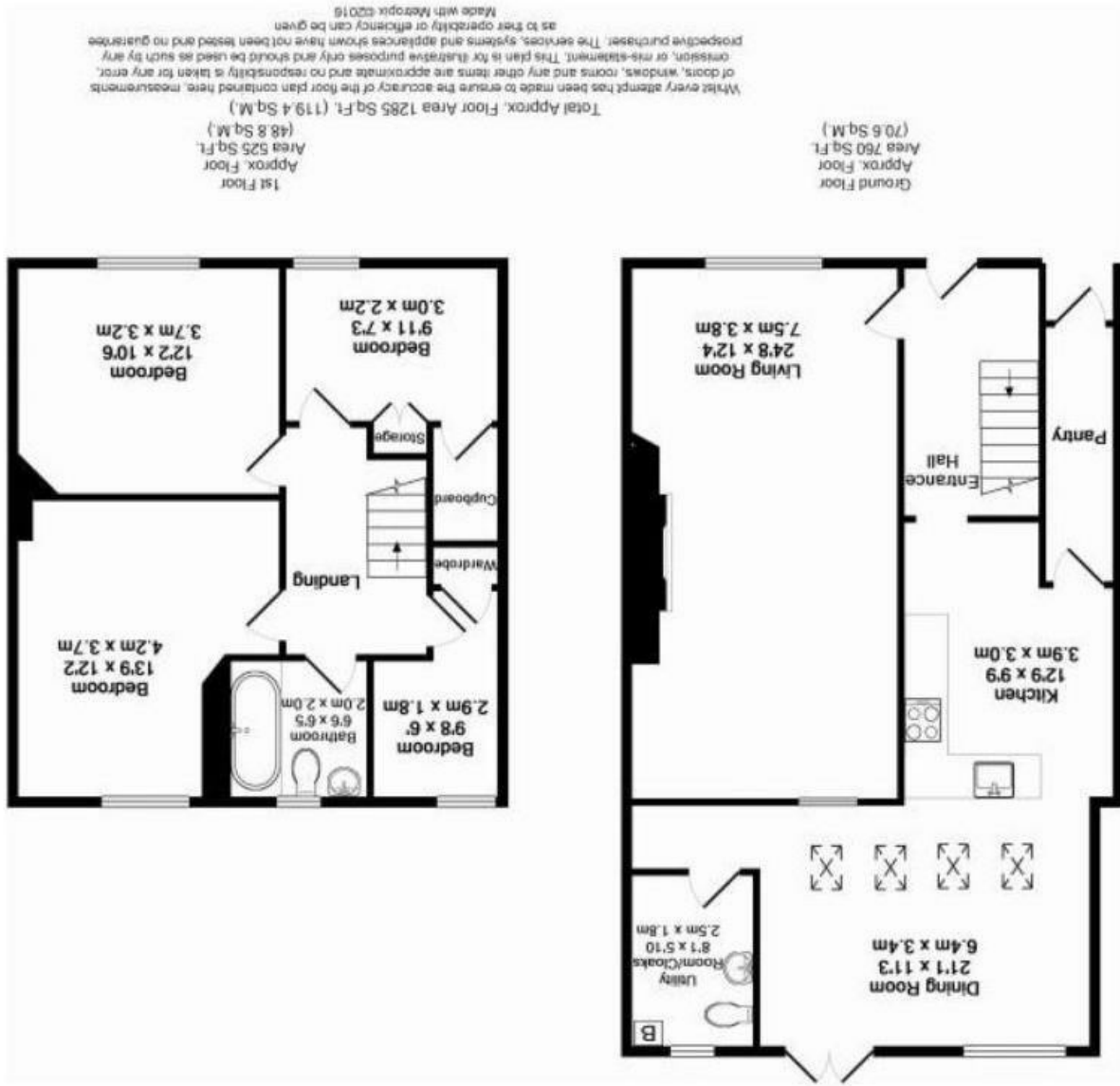
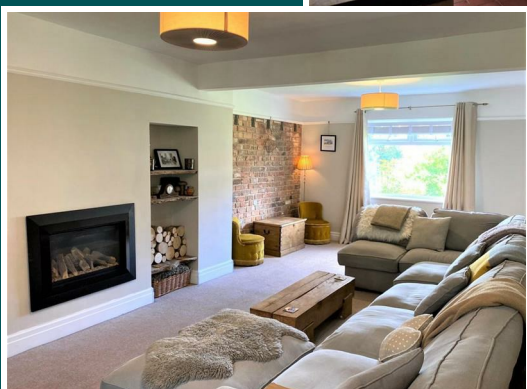
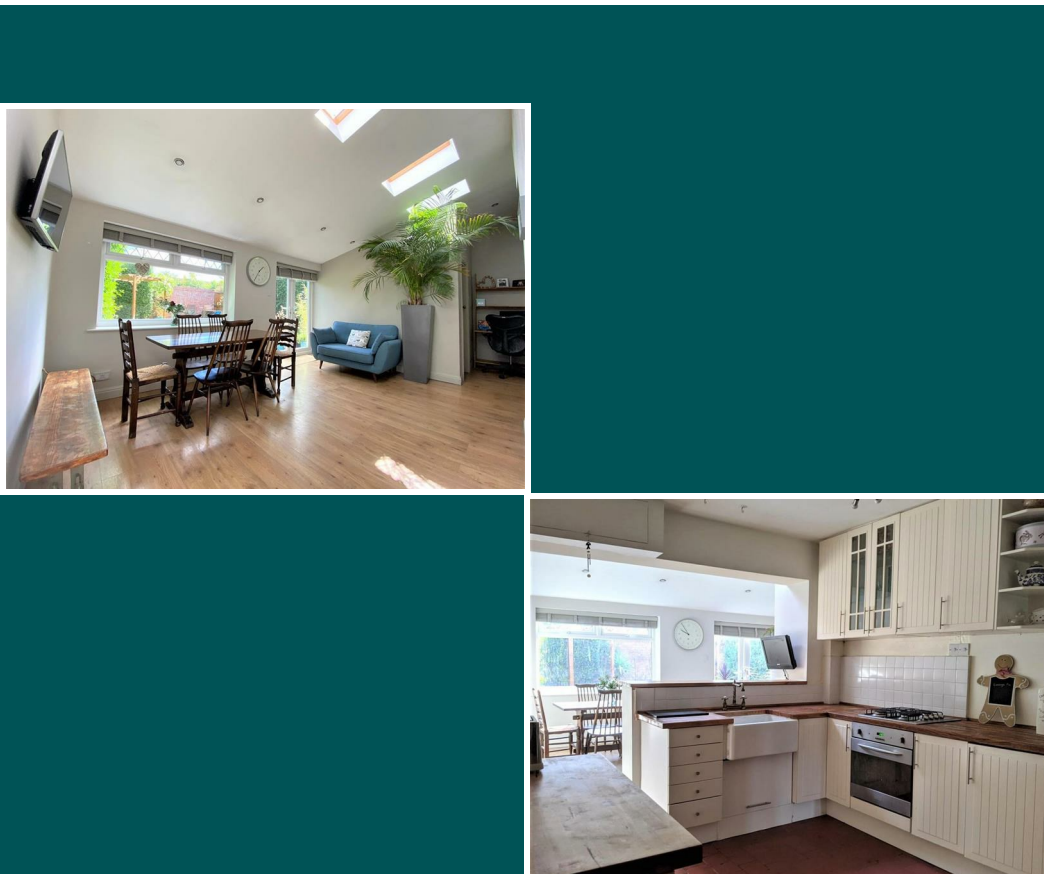


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OFFERS IN EXCESS OF £300,000



17 EDENFIELD ROAD  
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 KNUTSFORD  
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4 1 2 C  
 COUNCIL TAX BAND: C



EXTENDED TO THE REAR, FOUR SPACIOUS BEDROOMS, QUIET LOCATION, LARGE OPEN PLAN KITCHEN, GENEROUS LOUNGE, UTILITY ROOM. Located in the desirable village of Mobberley close to an array of local amenities, this period four bedroom mid mews property has been constantly updated and refreshed by the current vendors culminating in a wonderful family home.

Upon approaching the house over the gated paved pathway there is an adjacent lawn with planting, set behind a perennial hedge offering privacy from the road.

The house itself is centred around the entrance hallway with the main lounge being immediately off, this with its dual aspect windows, feature contemporary fireplace and recessed wood storage gives an immediate impression of size and finish for the rest of the house. The extended open plan kitchen is the heart of the home and with its part vaulted ceiling with Velux windows this one, is light, spacious and welcoming. There is a range of integrated appliances, French doors to the rear opening into the garden and a bespoke build study area, ideal for homework or working from home. The ground floor is completed with a useful pantry and utility room.

To the first floor are four well-proportioned bedrooms, three doubles and a well sized single, they are all served by a modern three piece white bathroom.

Externally there is the aforementioned front garden as well as an enclosed rear with lawn and patio area, again ideal for quite nights or a busy family. The rear garden benefits from a shed and there is an opportunity to lease a garage assigned to the property, located behind the property.

This is a great opportunity to purchase a larger than expected property and we feel the viewings should be booked quickly to avoid disappointment.

**ENTRANCE HALLWAY**

**LOUNGE**

**KITCHEN FAMILY ROOM**

**UTILITY ROOM / W.C**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**BEDROOM FOUR**

**BATHROOM**

**OUTSIDE**

**GARDEN**

**TENURE**

We Believe this property to be FREEHOLD