



Stuart
Rushton

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& COMPANY

117 Mobberley Road, Knutsford – WA16 8EN
£365,000





117 Mobberley Road

Knutsford

Elevated and set back from the road, this charming period cottage is ideally located in a sought-after area of Knutsford, just a five-minute walk from the town centre.

Beautifully presented and full of character, the accommodation spans over 750 sq ft. It includes an entrance porch, a cosy living room with feature fireplace, and a modern dining kitchen with integrated appliances. A useful utility room and a stylish four-piece bathroom complete the ground floor.

Upstairs offers a generous principal bedroom, a second bedroom, and a convenient WC.

Outside, there are attractive front gardens and a private, landscaped rear garden with lawn, mature planting, and a patio ideal for outdoor dining.

Council Tax band: D

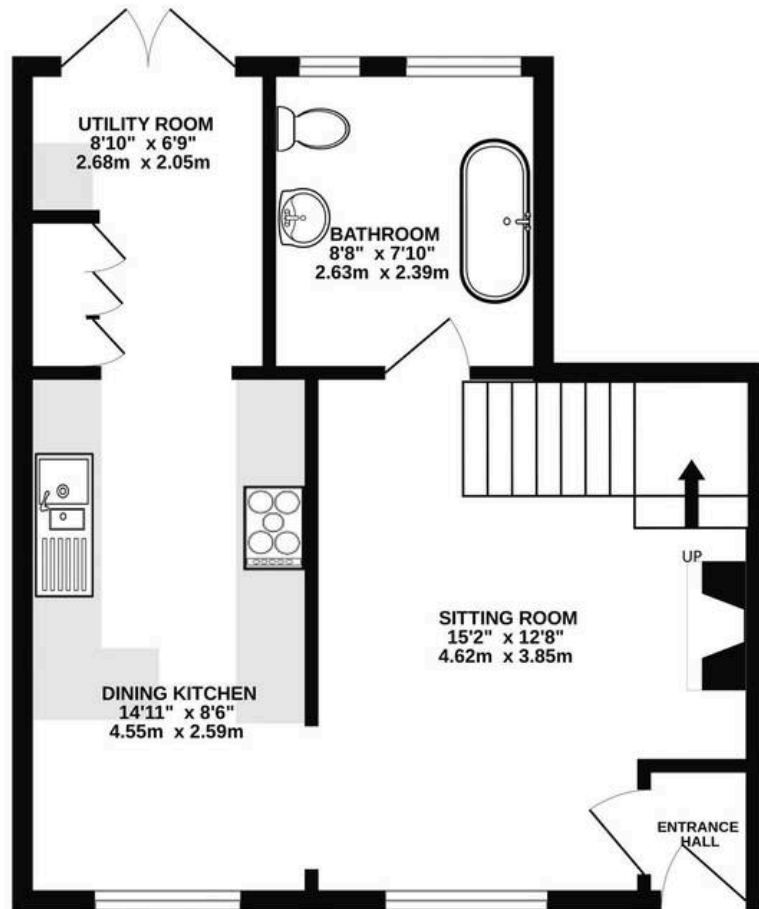
Tenure: Freehold

EPC Energy Efficiency Rating: C

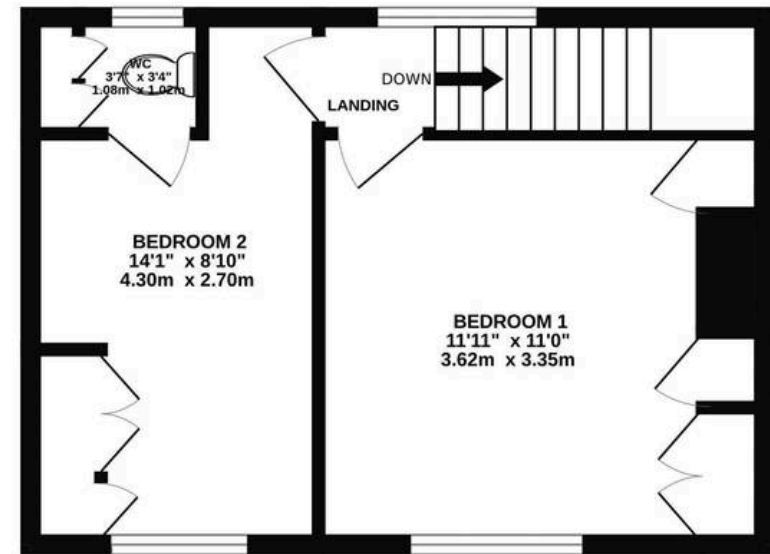
- Charming period cottage full of character
- Prime location within walking distance of Knutsford town centre
- Spacious accommodation exceeding 750 sq ft
- Stylish dining kitchen with integrated appliances
- Private, landscaped rear garden with sunny aspect
- No onward chain



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

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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