

44 Appleby Crescent, Mobberley  
Guide Price £425,000



Andrew J Nowell  
& Company

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## 44 Appleby Crescent, Mobberley

**AN ATTRACTIVE GEORGIAN STYLE TOWNHOUSE IN THIS SOUGHT AFTER QUITE EXCLUSIVE DEVELOPMENT IN THE HEART OF MOBBERLEY.**

An attractive Georgian style townhouse in this sought after quiet exclusive development in the heart of Mobberley.

Dining kitchen, lounge, orangery, three bedrooms, two bathrooms one en-suite, secluded garden.

44 Appleby Crescent is located in a highly desirable and sought after select development in the heart of Mobberley village. Within walking distance are shops for day to day needs. There are wonderful local walks across the surrounding countryside and a number of pubs within walking distance including The Roebuck, The Balls Head and the Church Inn. There is the local cricket ground and historic church. The more comprehensive centres of Alderley Edge, Wilmslow, Knutsford are within 5 to 10 minutes drive offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

The property has been constructed in a tasteful Georgian town house style offering well balanced versatile accommodation. On the ground floor there is a dining kitchen with modern units with integrated appliances. Formal lounge with period style fire place with double doors to the orangery with lantern roof and french doors leading to the rear garden. To the first and second floors are three generous bedrooms, master suite with shower room en-suite and further family bathroom. The property benefits from a comprehensive gas heating system. To fully appreciate the appeal a personal inspection is highly recommended.

### **DIRECTIONS**

From our Alderley Edge office proceed along the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane towards Knutsford Road which becomes the Knutsford Road. After approximately two miles continue passed The Bird in Hand public house and the Victory Hall and then the road becomes Town Lane. Continue along Town Lane and Appleby Crescent will be found on the right hand side. Proceed into Appleby Crescent bearing left where number 44 will be found at the end of the development on the right hand side.

In further detail the accommodation comprises:

Panel front door leading to:

### **ENTRANCE HALL**

With tiled flooring, staircase to the first floor with under stairs cloakroom.

### **CLOAKROOM**

with low level wc, pedestal wash hand basin with chrome mixer tap, central heating radiator, tiled flooring.

### **DINING KITCHEN 16'9 x 9'9 (5.11m x 2.97m)**

With attractive modern base and wall units, work surfaces, stainless steel single bowl single drainer sink unit with chrome mixer tap, integrated including brush steel electric oven, four ring gas hob with extractor hood above, integrated appliances including dishwasher,

fridge with freezer below, ceramic tiled flooring, central heating radiator, downlighting.

### **LOUNGE 16'6 x 10'4 (5.03m x 3.15m)**

With traditional style stone fire place with cast iron inset granite hearth with living gas fire, built in double cupboard to the side with shelving above, central heating radiator, downlighting, natural oak polished flooring. Double french doors to:

### **ORANGERY 15'8 x 11'2 (4.78m x 3.40m)**

With lantern roof, downlighting, natural polished oak flooring, double french doors to the rear garden, electric radiator.

## **FIRST FLOOR**

Approached from the main hallway via a turning flight staircase.

## **LANDING**

With central heating radiator.

### **BEDROOM TWO 16'5 x 11'5 (5.00m x 3.48m)**

With two central heating radiators with covers.

### **BEDROOM THREE 16' x 8'8 (4.88m x 2.64m)**

With central heating radiator with cover.

## **FAMILY BATHROOM**

With panel bath with tile surround and shower fittings above, pedestal wash hand basin, low level wc, central heating radiator.

## **SECOND FLOOR**

Approached off the landing.

## **UPPER LANDING**

With central heating radiator, built in walk-in airing cupboard with lagged cylinder with immersion.

### **MASTER BEDROOM ONE 16'10 x 12'9 (5.13m x 3.89m)**

Plus dressing area recess, two central heating radiators, built in eave storage cupboard/wardrobe.

## **SHOWER ROOM EN-SUITE**

With fully tiled shower cubicle with chrome fittings, low level wc, pedestal wash hand basin, central heating radiator.

## **OUTSIDE**

The property is approached by brick set driveway which leads to the property where there is a further tarmac driveway providing parking for two cars. Secluded fully fenced rear garden with flagged patio, astro turf, trees and shrubs.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

**VACANT POSSESSION UPON COMPLETION**

**Andrew J Nowell  
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