

94 TOWN LANE
MOBBERLEY



Andrew J Nowell
& Company

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94 TOWN LANE, MOBBERLEY, WA16 7HW

A charming Georgian style mews property located in the centre of Mobberley village, with well-balanced accommodation and open views to the front.

- Entrance hall
- Living/Dining Room
- Kitchen
- Cloakroom with wc
- 3 Bedrooms
- Family bathroom
- Rear garden
- Allocated parking for two cars



94 Town Lane is located in the centre of Mobberley village with access to the local amenities. The area is well known for its countryside walks and local public houses. The comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within easy reach offering an excellent range of shopping including supermarkets, stylish boutiques and restaurants. The area is renowned for its excellent schooling and leisure facilities. The motorway network system is within easy access, as is Manchester International Airport, local and intercity rail links to Manchester and London.





94 Town Lane has been well maintained by the current owners and offers well balanced accommodation and delightful open views to the front.

On the ground floor there is the entrance hall with cloakroom with WC off, kitchen with shaker style units and integrated appliances and the spacious living/dining room.

To the first floor there are three bedrooms and the family bathroom with modern fittings.

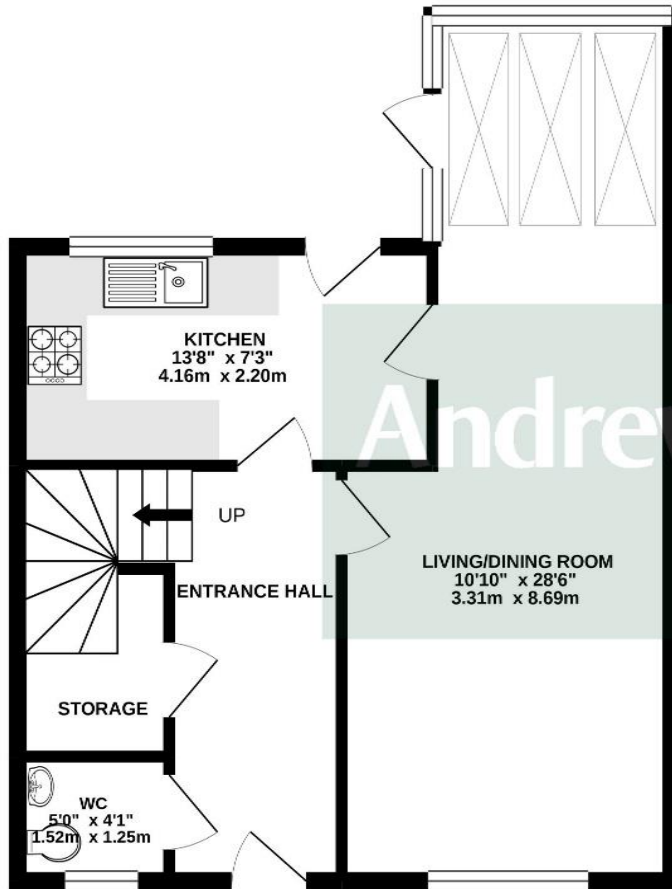
Externally the property is approached via gates with a walled front garden and to the rear a lawned garden with shrubs. Two allocated off road parking spaces.

DIRECTIONS – WA16 7HW

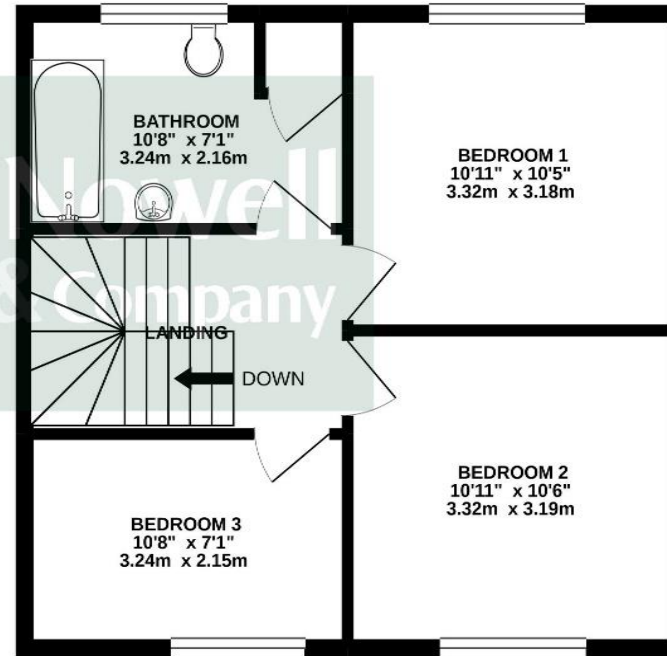
From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Turn left onto Brook lane and at the mini-roundabout continue straight onto Knutsford Road.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.1 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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