







31 Edenfield Road

Mobberley

A beautifully renovated and extended family home in sought-after Mobberley Village. Open-plan living, underfloor heating, 4 bedrooms, 2 bathrooms, downstairs WC, landscaped garden, parking. Ideal for contemporary family living in a charming location with excellent connectivity.

Council Tax band: C

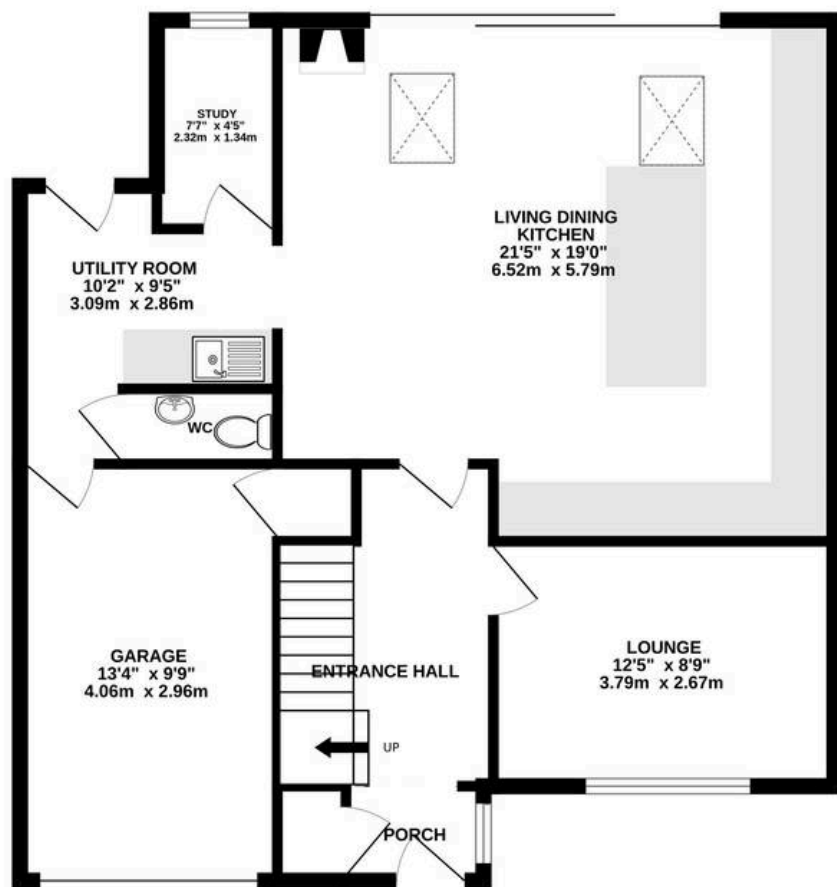
Tenure: Freehold

EPC Energy Efficiency Rating: C

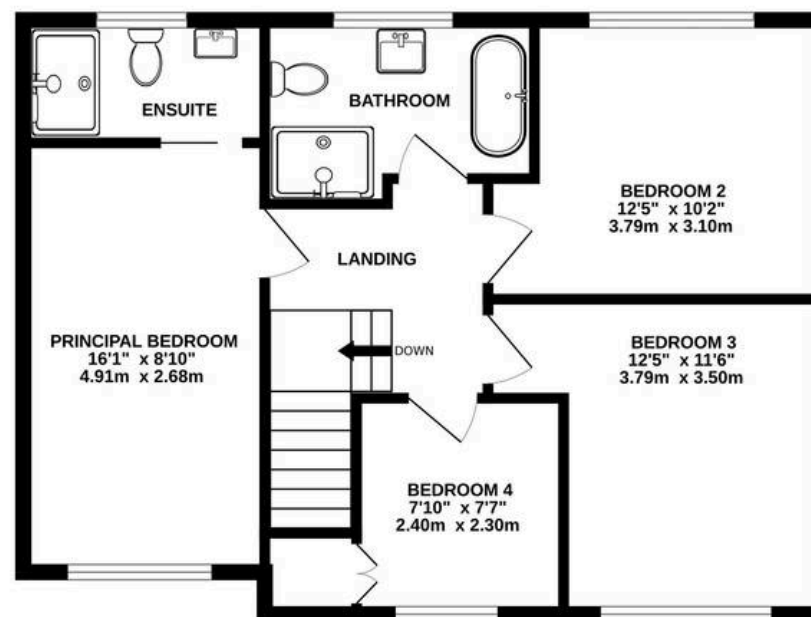
- Fully renovated and extended around 5 years ago
- Zoned underfloor heating throughout the ground floor
- Spacious open-plan kitchen, living & dining area with large central island and integrated appliances
- Four well-proportioned bedrooms, including ensuite to principal
- Resin-bound driveway with parking for 3 vehicles
- Low-maintenance landscaped rear garden and sunny aspect
- Short drive from Knutsford, Wilmslow, Alderley Edge and Manchester Airport



GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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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