









71 Town Lane

Mobberley

A stunning detached property in Mobberley village with south-facing landscaped gardens, open-plan kitchen diner, luxury ensuite, gated driveway, and easy access to Knutsford, Wilmslow, and Alderley Edge.

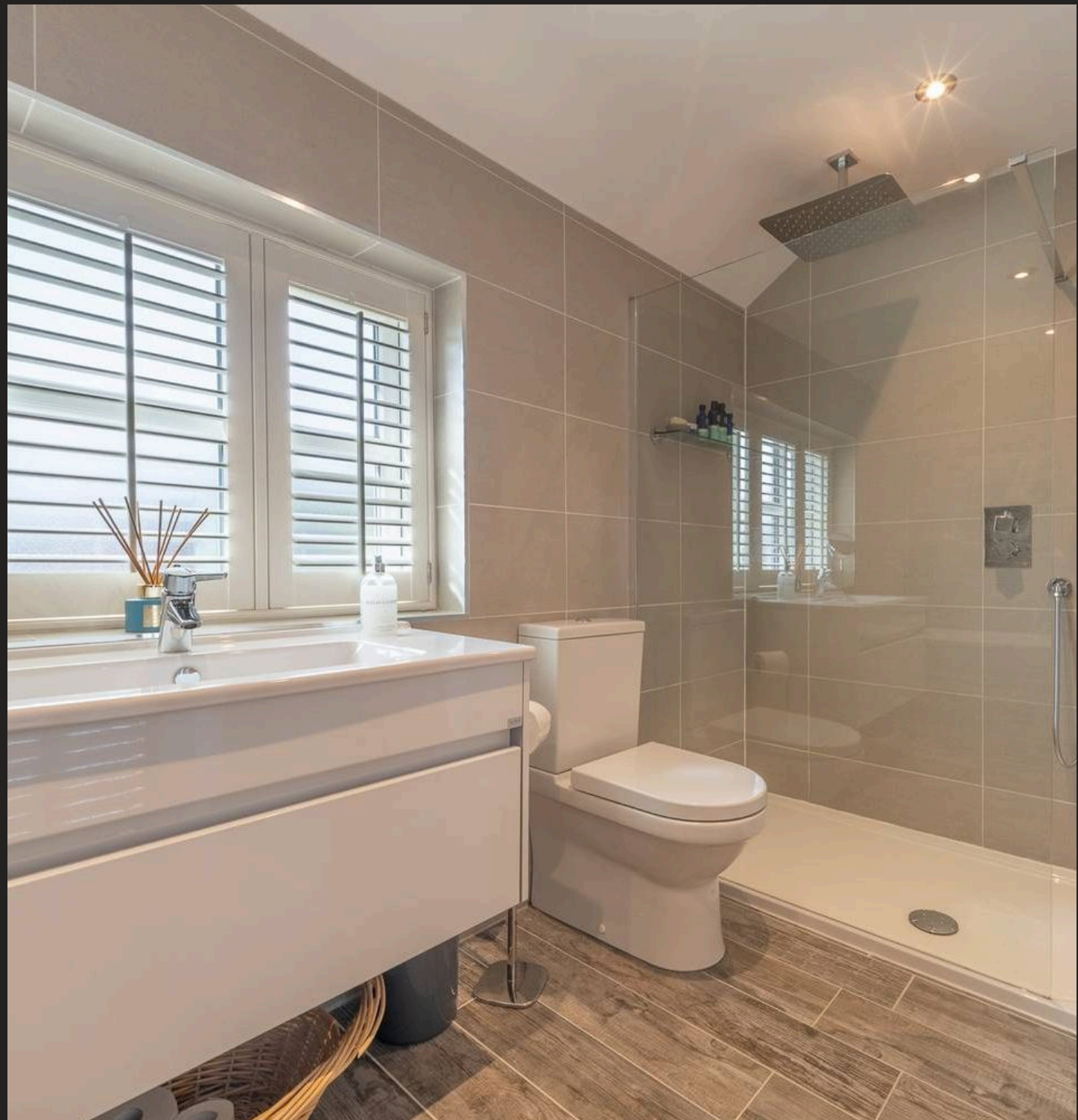
Council Tax band: E

Tenure: Freehold

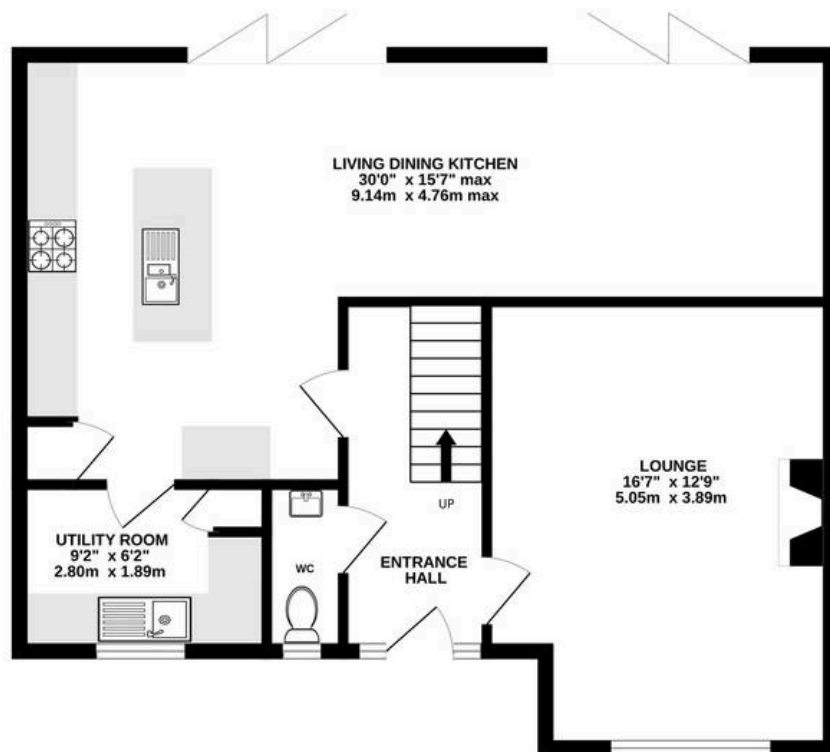
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

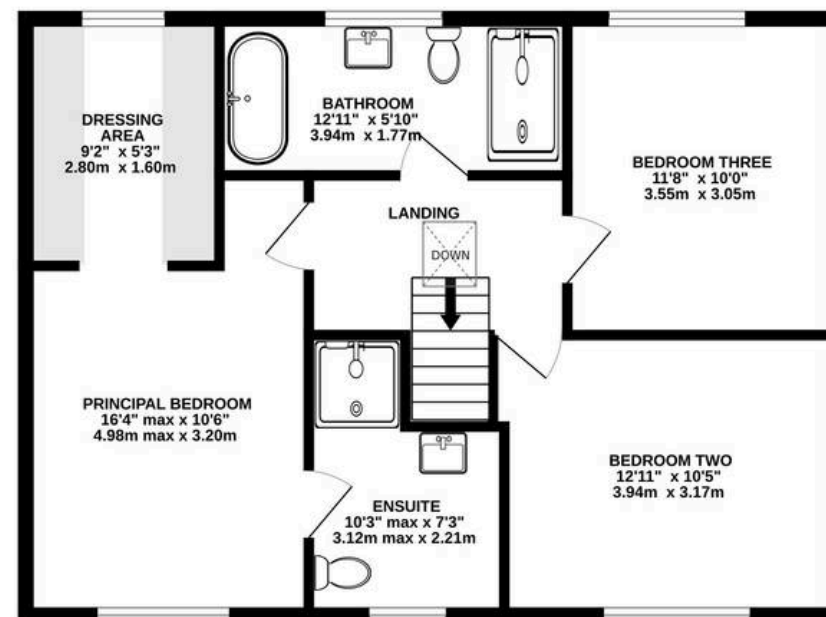
- Stunning detached property in the heart of Mobberley village
- Three generous double bedrooms and two contemporary bathrooms
- Generous front and rear gardens plus a gated driveway
- Immaculate presentation and great proportions throughout
- Landscaped south facing rear gardens just off the living kitchen/diner
- Minutes walk from a range of local amenities and the highly prized pubs of Mobberley
- Knutsford, Wilmslow and Alderley Edge all just a short journey



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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