













### 3 Beech Hill

Town Lane, Mobberley, Knutsford

A charming period cottage in sought-after Mobberley Conservation area with characterful features and modern comforts. Spacious layout, lovely garden with garden room, off-road parking, and close to local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Charming period cottage in the heart of Mobberley Conservation Area, near The Bulls Head and The Roebuck pubs.
- Stunning, large garden with excellent privacy and a versatile brick-built garden room ideal for home working.
- Off-road parking space to the front, with EV charging point, and additional parking just a short walk away.
- Three bedrooms, including two generous doubles and a stylish modern bathroom.
- Spacious, characterful interiors with a lovely living room, feature fireplace, and open-plan lounge/diner.
- Modern open-plan kitchen with doors into the rear garden.

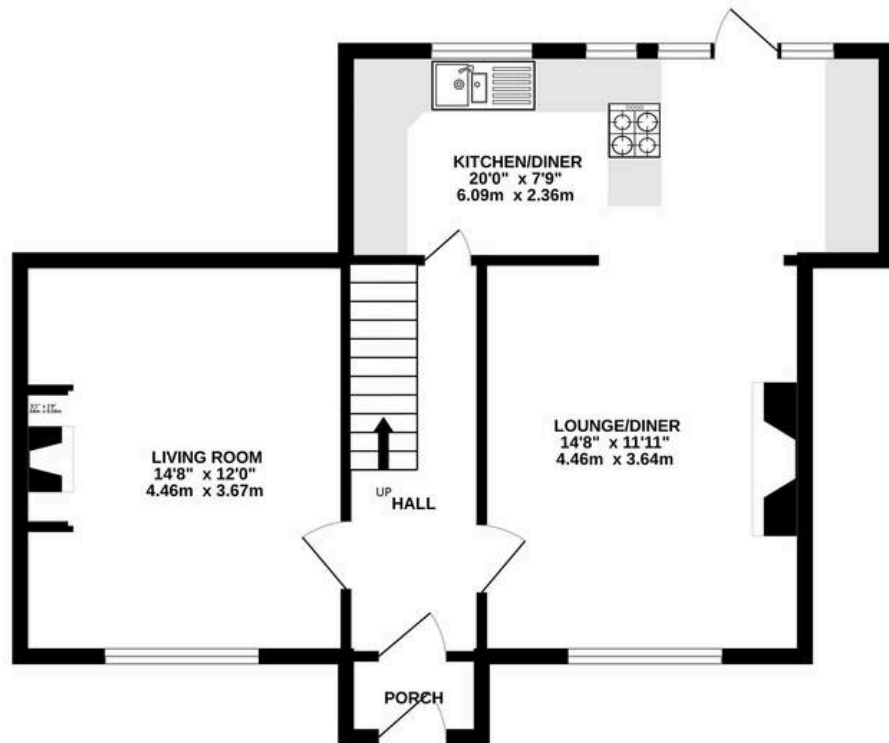




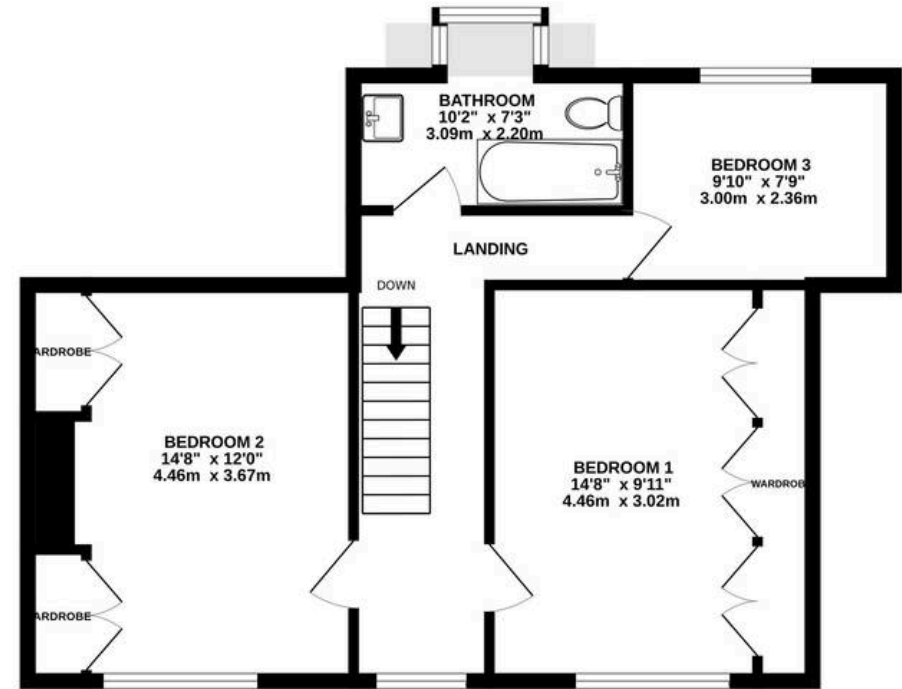




**GROUND FLOOR**  
581 sq.ft. (53.9 sq.m.) approx.



**1ST FLOOR**  
580 sq.ft. (53.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1161 sq.ft. (107.9 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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