



The Shippon Faulkners Lane | Mobberley | WA16

**Meller
Braggins**



Features

- Three-bedroom barn conversion
- Far reaching views & semi-rural location
- First floor large galleried landing
- 16' Family kitchen/dining room
- Energy Efficiency Rating: Band D

A spacious three-bedroom barn conversion nestling within a most attractive courtyard setting, benefitting from far-reaching rural views to the rear. The front door opens into a good size reception hallway, featuring stairs to the first floor with under stairs storage cupboard, double radiator, and access to the rear door. There is a

large WC/utility room fitted with a low-level WC, pedestal style wash hand basin, wall mounted boiler and single radiator. The lounge (17'2 x 11'1) is a spacious dual aspect reception room with windows to the front and rear. The focal point of the room is an electric fireplace with a timber mantel, the room is heated by two

radiators. The heart of the home is the kitchen/dining room (11'1 x 16'11) fitted with a range of wall and base storage units, with stainless steel sink and drainer, space for cooker and plumbing, and space for washing machine. On the first floor is a large galleried landing which could be utilised as a study area.



The master bedroom (10'10 x 12'1) has a feature round window to the front elevation and a range of built-in wardrobes. The ensuite comprises; low-level WC, bath with shower over and spray screen, wash hand basin, large storage cupboard, part tiled walls, and single radiator. Bedroom 2 (11'1 x 8'10) is a spacious double bedroom with built-in double wardrobe, double radiator, and window to rear offering far-reaching views. Bedroom 3 (11'10 x 8'8) is another double bedroom with a window to the front, double radiator, and double wardrobe. The family bathroom is fitted with a white suite comprising, low-level WC, wash hand basin, bath with shower over, and storage cupboard. SERVICES: Mains electricity, water, and gas are connected. Gas-fired central heating is installed. Drainage is to a septic tank. We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports. TENURE: We are informed is leasehold, but this detail has not been confirmed from the Title Deeds. Energy Efficiency Rating: Band D. VACANT POSSESSION ON COMPLETION. Note - the property is currently occupied and the photos were taken prior to this.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

Floorplan coming soon

Energy Performance Certificate coming soon

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