





# Barnshaw House, Pepper Street

Mobberley, Knutsford

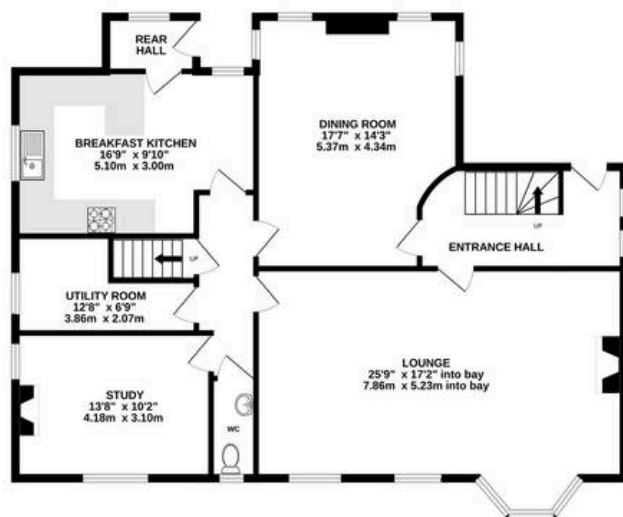
Prime semi-rural location between Knutsford & Hale, period house with mature gardens. Modernisation potential. 2,200 sq. ft. home. 2 receptions, dining room, 26' lounge, study, utility, 4 beds, double garage & workshop/store.

Council Tax band: H – Tenure: Freehold – EPC Energy Efficiency Rating: E

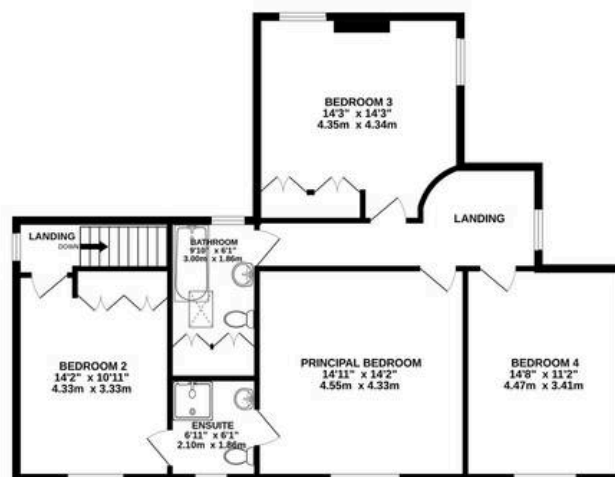
- Detached period house with great potential for updating
- Excellent location in between Knutsford and Hale
- Well balanced accommodation including a wonderful 26' lounge
- Detached double garage and adjoining store/workshop
- Good sized mature cottage style gardens, in all nearly half an acre
- The property is suffering from progressive subsidence to a relatively small area of the house. A structural engineer has recently inspected the property and advised that some underpinning and associated works are required (estimated cost of £35,000) in order to rectify the issue. The engineer's report is available upon request of the Agents. It is advised that those requiring a mortgage, speak to their Lender/mortgage advisor prior to viewing to ascertain if their Lender would be willing to lend on the property.



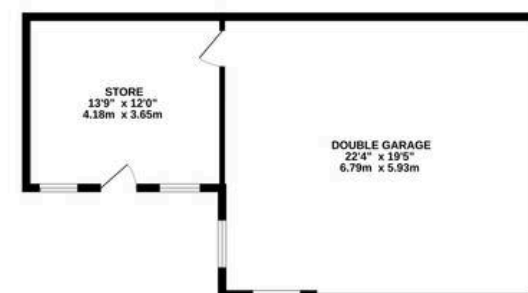
GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



1ST FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



OUTBUILDINGS  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 2777 sq.ft. (258.0 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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