





This three bedroom, semi detached home is ideally situated in the popular village of Kingsley Holt, having countryside views to the rear and off road parking for multiple cars. Kingsley Holt offers lovely countryside walks, whilst being within close proximity to Cheadle Town Centre, its local shops, schools and amenities!

The property is well presented throughout, with two reception rooms, a utility room and an enclosed, larger than average rear garden. With UPVC double glazing throughout, gas central heating and recently fitted modern bathroom suite.

In brief, the property comprises; entrance hallway, living room, dining room, kitchen, utility, storage cupboard/ pantry and WC to the ground floor, and three bedrooms and a bathroom to the first floor.

An early viewing is HIGHLY recommended to appreciate the fantastic views offered with this lovely family home!




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 SALES & LETTINGS

Entrance Hallway

Door leading in from the driveway, tiled flooring UPVC double glazed windows to the front elevation, central heating radiator, stairs leading to the first floor.

Living Room

UPVC double glazed bay window to the front elevation, electric feature fireplace with mantle and hearth, central heating radiator.

Dining Room

UPVC double glazed window to the rear elevation, central heating radiator.

Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a cooker, dishwasher and fridge freezer. Central heating radiator, UPVC double glazed windows to the front and side elevations.

Hallway

Doors leading from the driveway through to the rear garden.

Utility

Tiled flooring, wall units, worktop, stainless steel sink with draining board, UPVC double glazed window to the front elevation, space and plumbing for washing machine and fridge.

Storage Cupboard/ Pantry

Power and lighting.



WC

White WC, UPVC double glazed window to the rear elevation.

Landing

Loft access, UPVC double glazed window to the side elevation.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.







Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

Bathroom

Modern white suite comprising;- bath with shower over and glass shower screen, wash hand basin with cupboard below and WC. Towel radiator, UPVC double glazed frosted glass window to the rear elevation, storage cupboard housing the combi boiler.



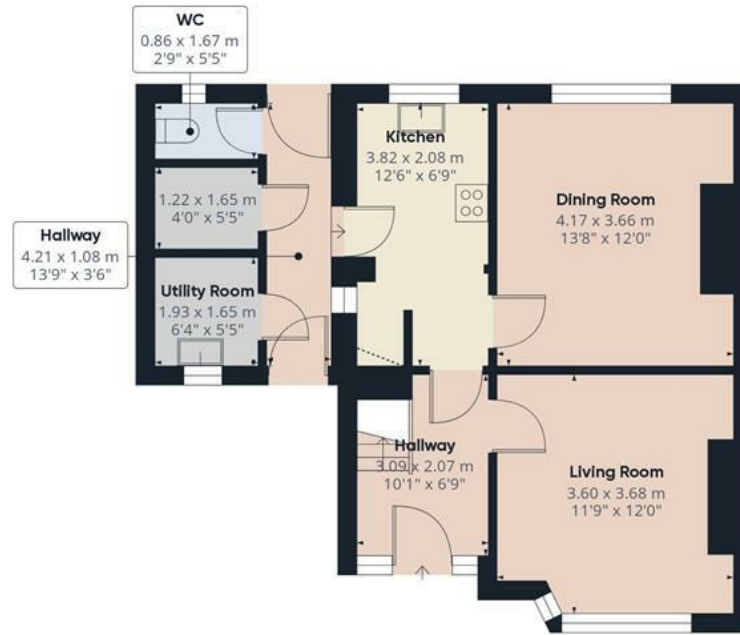
Outside

To the front of the property there is off road parking for numerous cars, with mature hedging to the boundary. To the rear the garden is enclosed and mainly laid to lawn, with patio area and stunning field views.

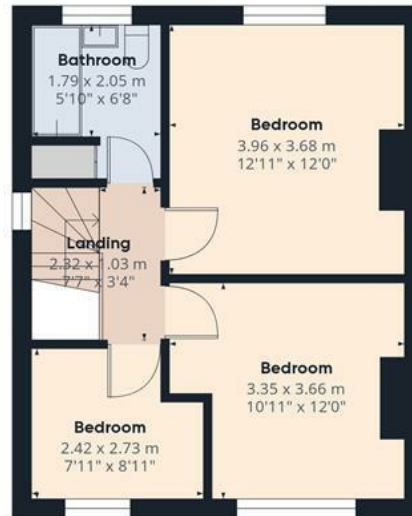








Floor 0



Floor 1



Approximate total area⁽¹⁾

90.93 m²

978.77 ft²

Reduced headroom

0.28 m²

3.01 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 