







Abode are delighted to present for sale this well maintained two-bedroom semi-detached home, ideally positioned in the highly sought-after village of Kingsley.

Boasting off-road parking and picturesque countryside views to the rear, this charming property offers a perfect blend of rural tranquility and modern convenience. Kingsley is well-known for its scenic countryside walks and benefits from a local shop and a well-regarded primary school. It is also just a short drive from Cheadle Town, which offers a wide range of shops and amenities.

The accommodation briefly comprises: a welcoming living room, a well-appointed kitchen, and a bright conservatory on the ground floor. To the first floor, there are two spacious double bedrooms and a modern shower room.

Externally, the property features a rear garden and ample off-road parking for multiple vehicles.

This home is ideal for first-time buyers, downsizers, or investors. Early viewing is highly recommended to fully appreciate all that this property has to offer.



  
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 SALES & LETTINGS



## Living Room

UPVC double glazed window to the front elevation, central heating radiator, stairs leading to the first floor, feature beams, fireplace comprising mantle and hearth with space for a multi fuel burner, door leading outside.

## Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a cooker with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, central heating radiator, UPVC double glazed window to the side and rear elevation, tiled flooring and partially tiled walls, central heating radiator.

## Conservatory

Central heating radiator, UPVC double glazed windows to the side and rear elevations with patio doors leading out into the garden, panelling.

## Landing

Loft access, central heating radiator, over stairs storage cupboard.

## Bedroom

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with electric fire, over stairs storage cupboard and eye level storage units.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, loft access, Combi boiler.



## Shower Room

Shower room- Modern suite comprising double shower cubicle with waterfall shower head and sliding glass shower screen, WC and wash hand basin with storage cupboard below. Partially tiled walls, UPVC double glazed window to the side elevation, towel radiator, spot lighting.

## Outhouse/ Shed

UPVC double glazed window and door leading into the outhouse, lighting and electrics.

## Outside









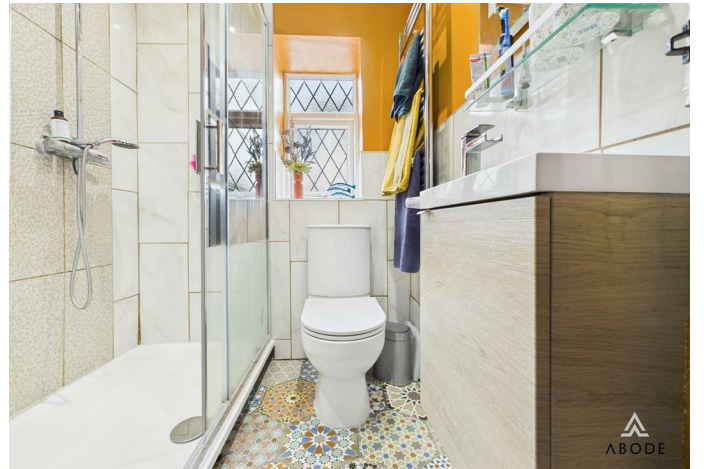


To the side of the property the driveway offers parking for numerous vehicles.

This charming cottage garden offers a delightful blend of countryside tranquility and practical outdoor living. The space is beautifully arranged with well-maintained lawn area, lush green borders filled with flowers, and a variety of shrubs. A patio area near the house offers an ideal entertaining space, with access to the conservatory, and the garden offers uninterrupted views of the surrounding rolling hills and countryside.







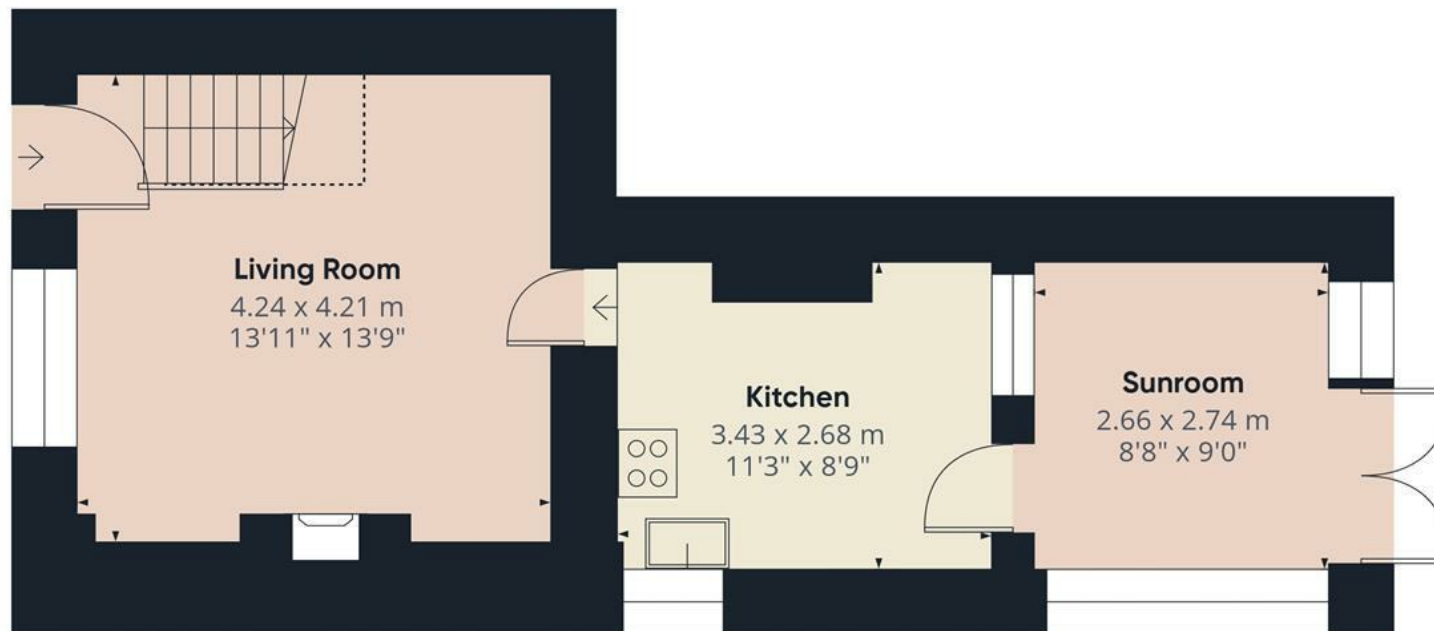




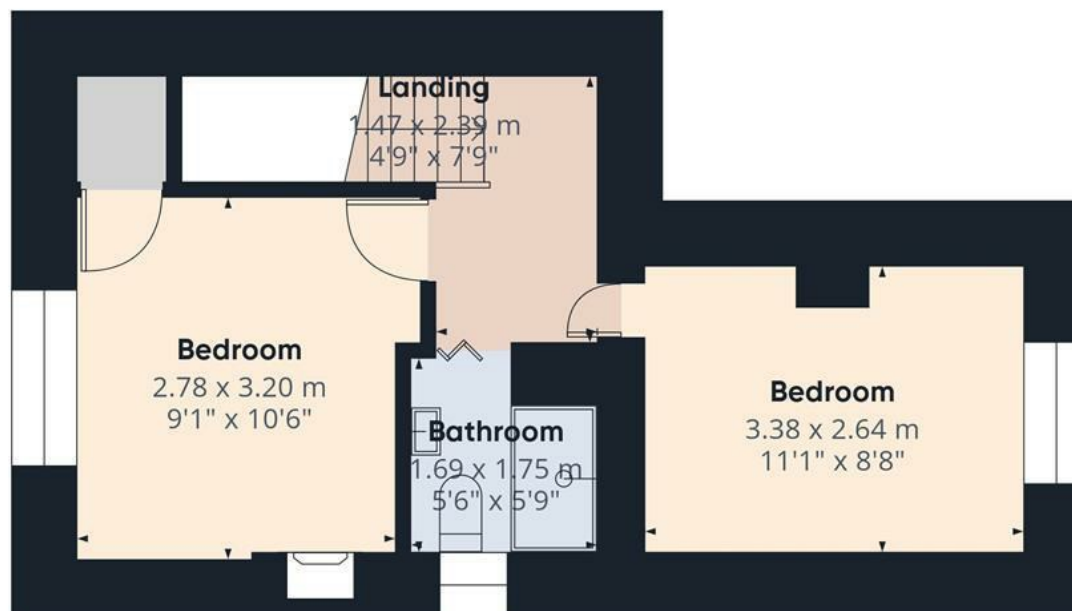








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

58.9 m<sup>2</sup>

635 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

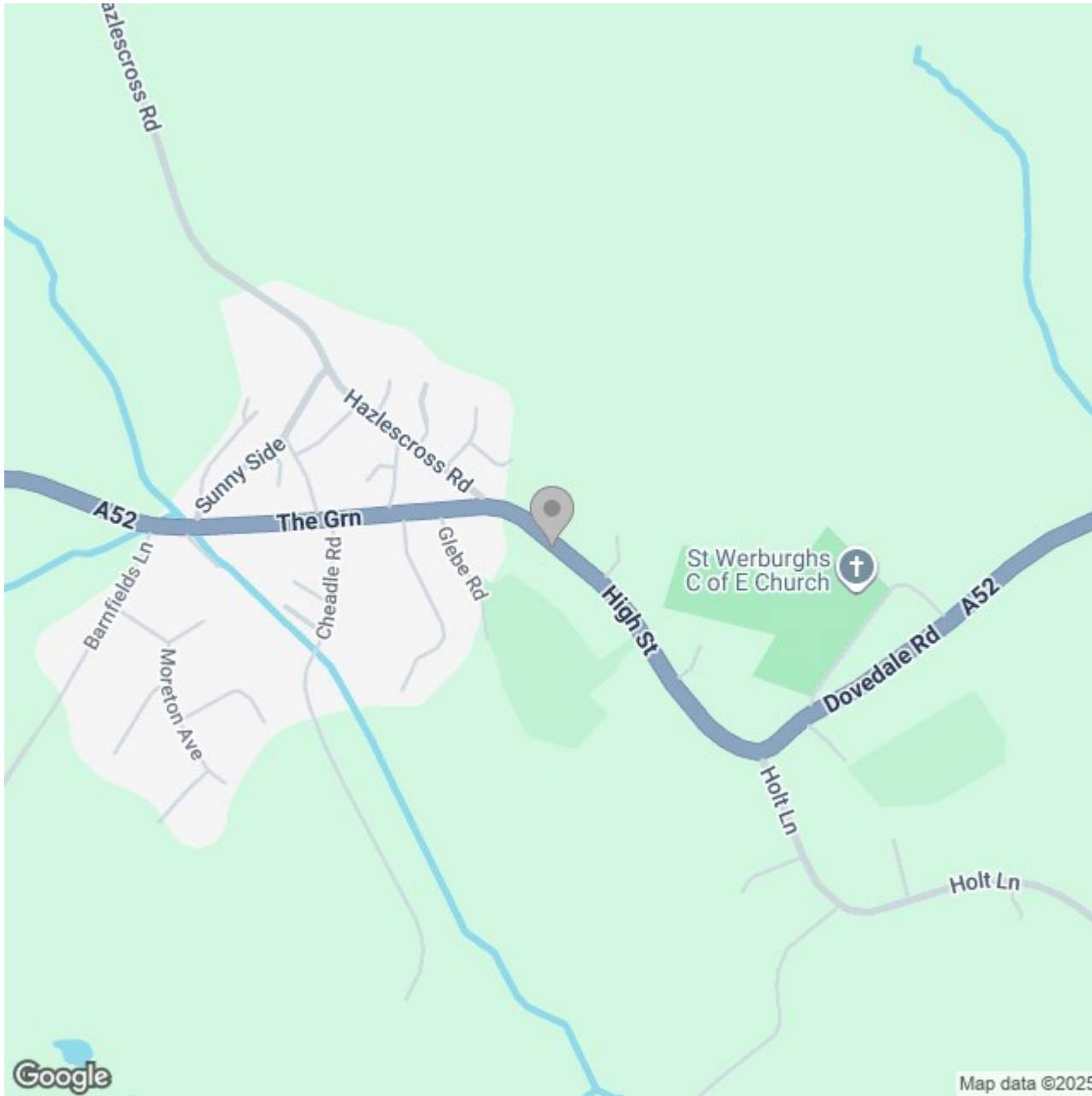
..... Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 