





Abode are delighted to offer for sale this two/three bedroom end terraced home, bursting with potential and offering a surprisingly large plot. Whilst the property would benefit from some modernisation, it presents an exciting opportunity for prospective buyers to put their own stamp on it and truly make it their own.

Homes like this are rarely available- particularly those with such a generous garden, perfect for keen gardeners, families, or anyone seeking extra outdoor space.

The property is located in the highly sought after village of Kingsley, a picturesque rural community known for its friendly atmosphere and scenic countryside walks. Kingsley offers a primary school and village shop, whilst remaining conveniently close to nearby towns such as Cheadle and Leek, providing easy access to shops, schools, and transport links.

In brief, the accommodation comprises: a welcoming living room, dining room, and kitchen to the ground floor. To the first floor, there is a WC, a bedroom with a shower, and the master bedroom has been split into two creating an additional third bedroom.

Whether you're an investor looking for a project or a buyer eager to create your ideal home, this property represents a fantastic opportunity. Early viewing is **HIGHLY** recommended!



Living Room

Wooden door leading in from the front and wooden double glazed window to the front elevation, electric fireplace, storage cupboards and main central lighting.

Dining Room

Wooden double glazed window to the rear elevation, stairs leading up to the first floor and stairs leading down to the cellar, gas feature fireplace, main central lighting.

Kitchen

Base level units with complimentary worktops, stainless steel sink with draining board, UPVC door leading out into the garden, main central lighting, partially tiled walls and wooden double glazed window to the side elevation.

Landing

Lighting.

WC

WC, wooden double glazed window to the rear elevation, lighting, loft access.

Bedroom

Wooden double glazed window to the rear elevation, free standing shower cubicle, storage cupboard.

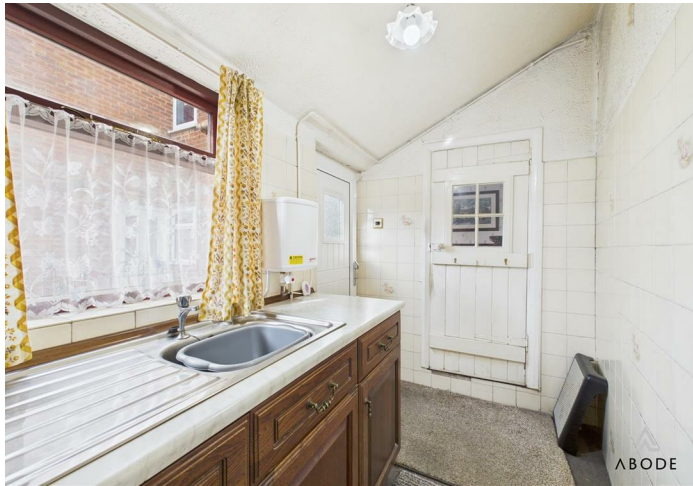
Bedroom

Wooden double glazed window to the front elevation, main feature lighting.

Bedroom

Wooden double glazed window to the front elevation, main feature lighting.







Outside

To the front there is an outhouse providing storage.

To the rear there is a yard providing an ideal entertaining space, or scope to extend (subject to relevant permissions) with a further outhouse. Access to the front via alleyway.

Beyond the yard area there is gated access to a personal path, which in turn leads to a large garden area with huge potential. Variety of sheds, mature borders, lawned areas and plot perfect for a vegetable patch.

Disclaimer

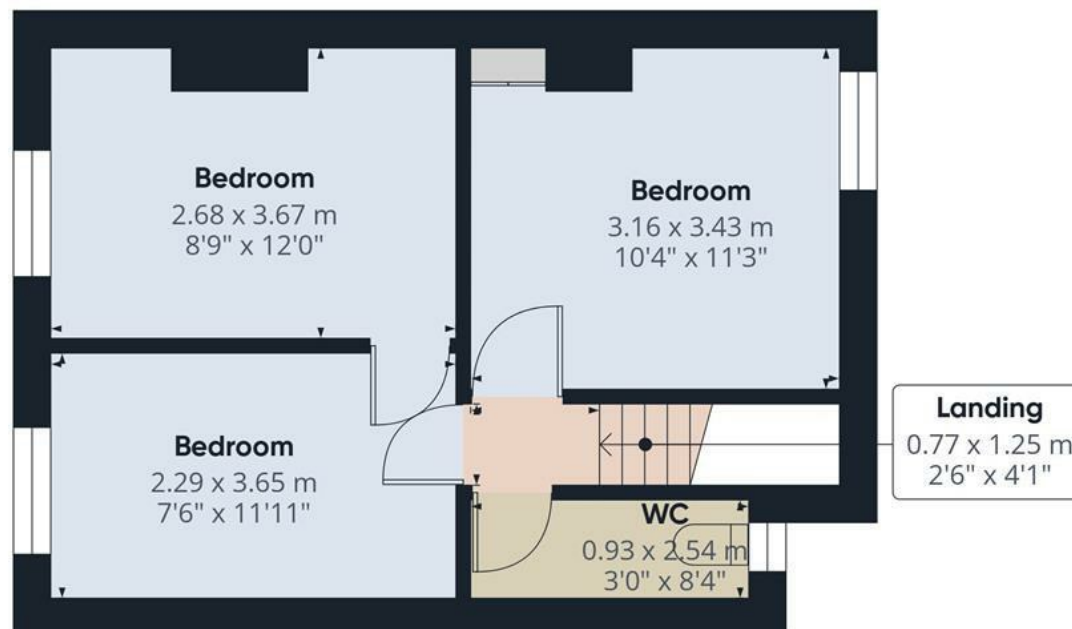
Please note the boundary plan has been obtained online. Your solicitors will be in a position to confirm the accuracy.







Floor 0



Floor 1

Approximate total area⁽¹⁾

61.9 m²

665 ft²

Reduced headroom

0.1 m²

1 ft²

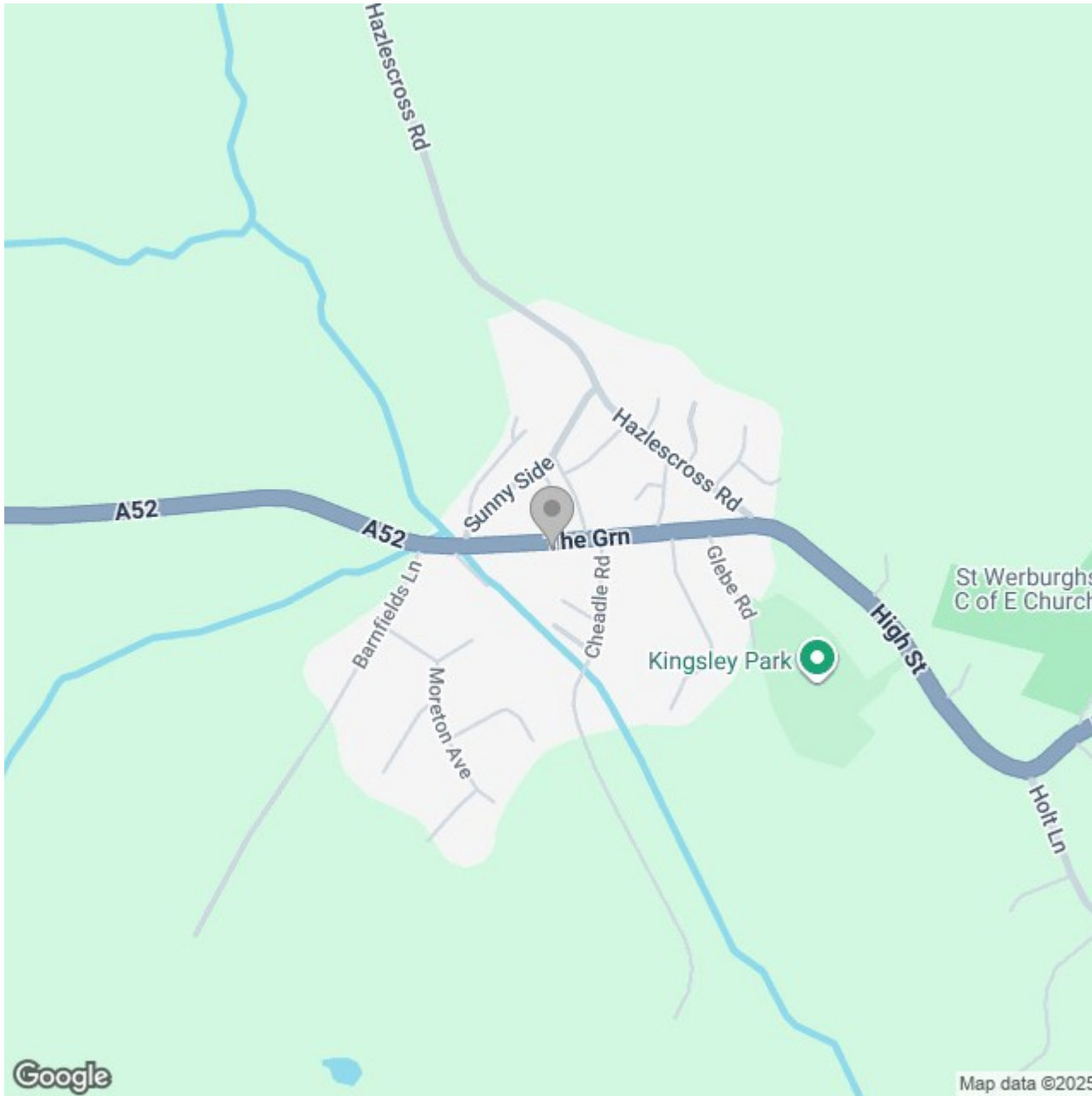
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	