



**22 Chapel Lane, Stoke-On-Trent, ST10 2BG**

**£270,000**

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"Every book is a Tardis, innocuous on the outside, bigger on the inside and able to transport you through time and space" ~ This wonderful property on Chapel Lane, Kingsley Holt is much like a Tardis itself, offering suprisingly spacious accommodation well suited to couples and families alike, which will see you through many happy years of your lives!

## Denise White Estate Agents Comments

Nestled on the edge of a quiet Hamlet in the heart of the Staffordshire Moorland Countryside, we are pleased to present to the market this Fabulous Semi Detached Home, featuring sizeable rooms throughout together with a fabulous private rear garden, making it an ideal home for couples and families alike.

Enter the property in to a Bay Fronted Lounge which sits to the front elevation, and leads on through to a spacious Sitting Room, from which stairs climb to the first floor and a door leads through to the Breakfast Kitchen which is located to the rear of the property. From the Kitchen a Rear Porch provides access to the Rear Garden and also to the Downstairs WC. To the First Floor, from the Landing doors lead through to Bedroom One which sits to the front aspect; an Excellent Sized Double Bedroom. Bedroom Two is positioned to the side of the property, and is another good sized double room with a built in storage over the stairs. To the Rear of the First Floor you will find the Bathroom, which is yet another spacious room fitted with an impressive suite featuring a double ended bath and walk in shower cubicle.

Externally, to the front aspect there is a private driveway which provides off road parking for Two Vehicles. To the rear of the property there is a generous private garden area which backs on to open fields and enjoys a good degree of privacy.

## Location

Kingsley Holt is a hamlet on the outskirts of the village of Kingsley, set in a picturesque location just to the south-west of the Peak District National Park. It's nearby to the Caldon canal, and the Churnet Valley steam train pulls into Froghall station which is located just down the road. With an abundance of beautiful rural walks and within easy reach of other local areas of interest such as Consall, which is home to The Tawny; a stunning boutique hotel and restaurant. As well as Hetty's Tearoom which is just down the road in Froghall, Dimmingsdale which offers beautiful country walks as well as the Ramblers Retreat tearoom and the famous

Chained Oak of Alton, of course the village of Alton itself with Alton Towers and Denstone with its wonderful Farm Shop.

Located just 2.5 miles from the Market Town of Cheadle, approximately 20-minutes drive from Stoke-on-Trent and a 50-minute drive or train journey to Derby, while the train from Stoke-on-Trent runs into Manchester in about 40 minutes.

## Lounge

15'8" x 12'0" (4.79 x 3.67)



Composite entrance door to the front aspect. uPVC window to the front aspect. Carpet. Radiator. Ceiling light. Under stairs, storage cupboard off. Door leading into: –

## Sitting Room

12'9" x 12'6" (3.90 x 3.82)



Carpet. Radiator. uPVC window to the side aspect. Stairs after the first floor. Ceiling light. Door leading into: –

## Kitchen

12'8" x 11'5" maximum overall (3.86m x 3.48m maximum overall)



Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Plumbing for slimline dishwasher. Space for freestanding cooker. Plumbing for automatic washing machine. Space for fridge freezer. Tiled flooring. Wall mounted upright radiator. uPVC windows to the side and rear aspect. Ceiling spotlights. Door leading into: –

## Rear Hall

8'11" x 7'2" maximum 'l' sgaled (2.72 x 2.20 maximum 'l' shaped )

Tiled flooring. Wall mounted upright radiator. uPVC window to the side aspect. uPVC door leading to the rear garden. Wall light. Door leading into: –

## WC

3'9" x 3'9" (1.16 x 1.16)



Fitted with a vanity unit housing, a low-level WC and wash handbasin. Tiled flooring. Radiator. Wall light.

## First Floor Landing



Carpet. Radiator. Ceiling Light. Loft Access. Doors leading into:-

## Bedroom One

13'8" x 12'4" (4.19 x 3.76)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bedroom Two

12'6" x 9'2" (3.83 x 2.80)



Carpet. Radiator. uPVC window to the side aspect. Storage cupboard off. Ceiling light.

## Bathroom

9'6" x 8'2" (2.90 x 2.51)



Fitted with a suite comprising of double ended panelled bath with central mixer tap, vanity unit housing a wash handbasin and low-level WC and walk-in shower cubicle with drencher head. Lino flooring. Part tiled walls. Obscured uPVC window to the rear aspect. Radiator. Wall mounted heated towel rail. Ceiling light.

## Outside

To the front of the property there is a tarmac driveway which provides off road parking for two vehicles. Gated access to the side of the property leads to the rear garden.

## Rear Garden



The rear garden is of an excellent size, comprising of paved patio seating areas which sit either end of a large lawn, providing the perfect space for friends and family to gather, children to play and for pets to roam. The garden backs on to open fields and enjoys a good degree of privacy as well as delightful rural views over the Staffordshire Moorlands Countryside that surrounds the property.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

## Please Note

Please note that all areas, measurements and

distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for

over 16 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

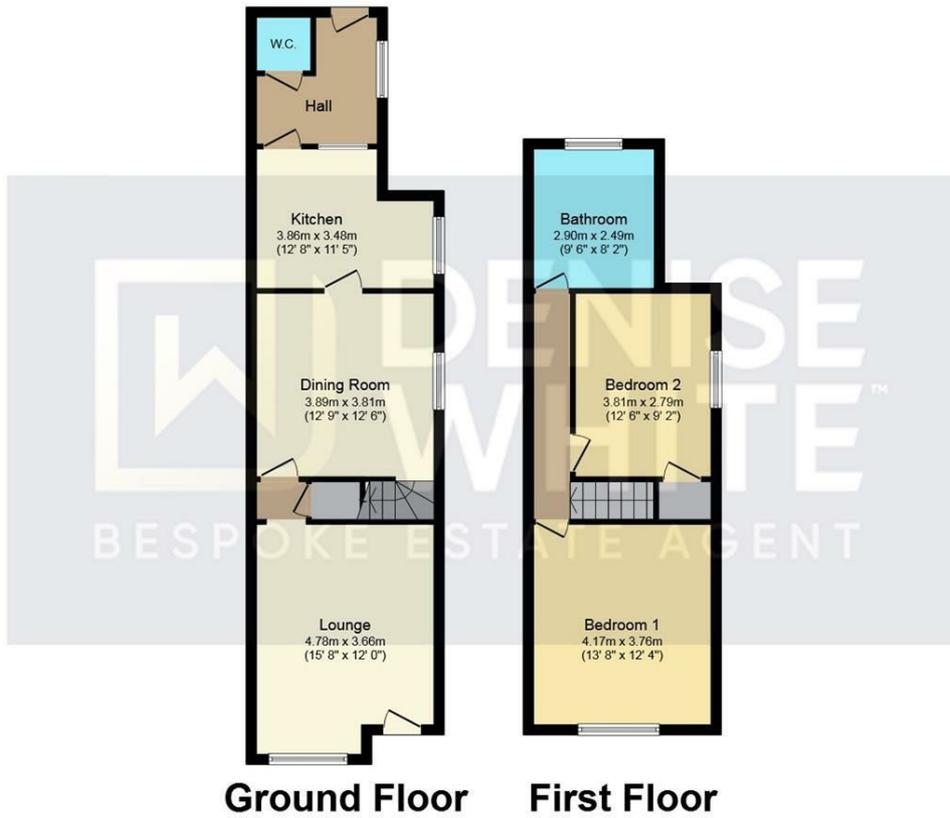
### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



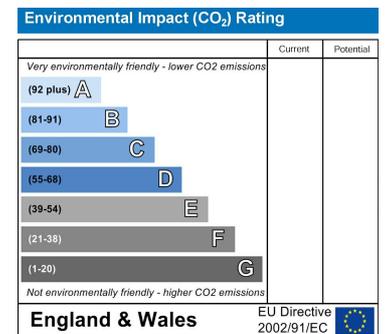
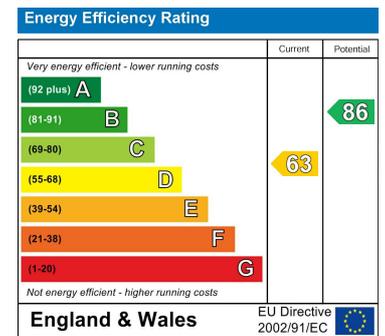
Total floor area 90.8 m<sup>2</sup> (978 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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