



# **GASCOIGNE HALMAN**

TOP ROAD, KINGSLEY

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THE AREAS LEADING ESTATE AGENT



| A CHARACTER COTTAGE WITH SUPERBLY PRESENTED, REFURBISHED INTERIOR.

## TOP ROAD, KINGSLEY

**£325,000**

**A comprehensively refurbished and remodelled character cottage in a great village location.**

An opportunity to acquire a unique character property of local historic interest. It was originally a two room lock up shop belonging to the property next door. For many years it was the village cobblers and was converted to a house in 1950.



It is a lovely characterful home that has recently been subject to a complete and extensive programme of refurbishment works and re-configuration of the ground floor to create a modern, practical home.



The works were extensive and included a full electrical re-wire, re-plumbing and a new boiler, new windows, doors, all new internal re-fit with high quality kitchen and bathroom fittings.

The accommodation is superbly presented throughout and briefly features an entrance hallway, large lounge with log burning stove, a large open plan kitchen/dining room, rear porch/utility area and a separate sitting room/family room with a utility room beyond. The first floor offers two double bedrooms, a study and a luxury bathroom.

There is a secluded, sunny, low maintenance courtyard garden to the rear and driveway parking to the front.

#### **LOCATION**

Kingsley is a much sought after rural village surrounded by delightful open countryside. The house lies on the edge of the village yet it is within walking distance of a range of local facilities including a popular primary school, village store/Post Office, doctors surgery, Churches and a village pub. Delamere Forest is also nearby offering walking, cycling and horse riding. There are some country walks on the doorstep. Frodsham and Northwich are both within easy reach offering a wider, more varied range of shops and services. The road, rail and motorway networks allow access to the regions commercial centres.

#### **TENURE**

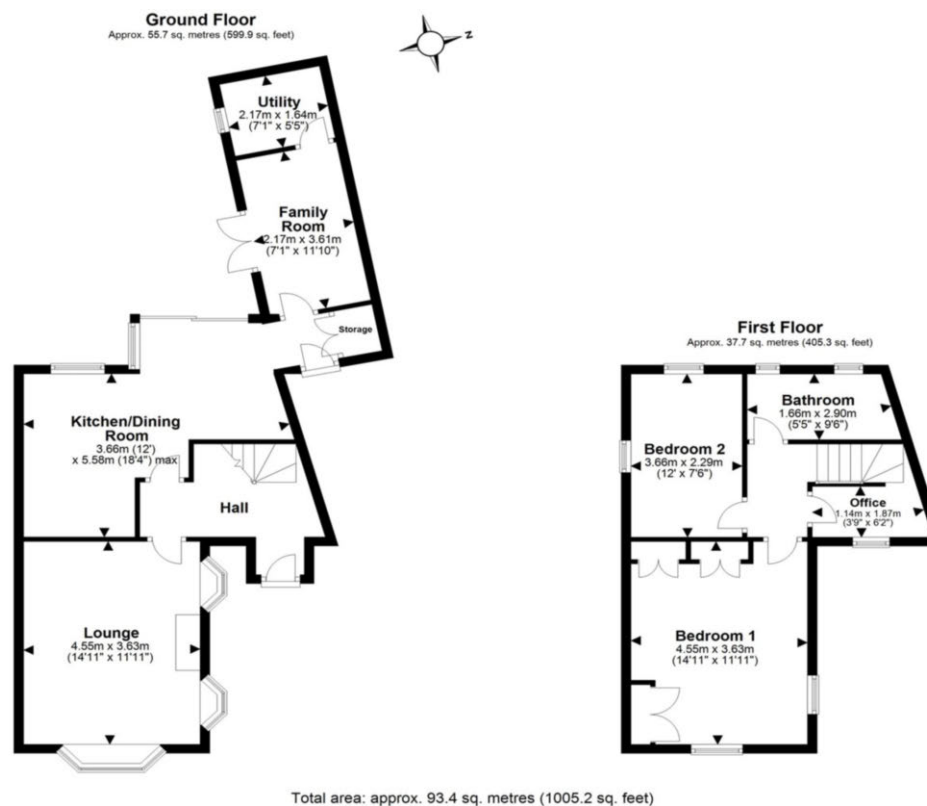
Freehold.

#### **COUNCIL TAX**

Band D. Cheshire West & Chester.

#### **EPC RATING**

Current E.



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