



**GASCOIGNE
HALMAN**

Highbank Road, Kingsley

THE AREAS LEADING ESTATE AGENT



HIGHBANK ROAD, KINGSLEY

£525,000

A detached family home offering spacious accommodation of 2097 square feet, set in a private position, close to the village centre, in a plot of 0.14 acre with ample parking and beautiful West facing rear.

A one off, individually designed detached family home, built in the early 1980's and offering well planned accommodation, extending to 2097 sq ft (194.8 sq m). The property is being offered with no onward chain and we recommend an early viewing to avoid disappointment.

Many upgrades and improvements have been completed in recent years with a substantial extension to the rear. This creates a wonderfully light and bright, open plan family kitchen/dining and family room with doors connecting onto a lovely private rear garden. The entire area has a practical tiled floor, there are stylish modern kitchen cabinets and built in appliances. A contemporary log burner is fitted to the family room.





There is a separate lounge, utility and cloakroom on the ground floor. Upstairs, there are four double bedrooms and two bathrooms, one en-suite. There is also sufficient space on the landing for use as a home office.

There are double glazed windows and gas fired central heating is installed. The property is set back and elevated from the road with ample parking to the front. The private West facing rear garden includes a wide patio area, lawn and well established hedge borders.

LOCATION

Kingsley is a very popular rural village surrounded by some of the finest open countryside in Cheshire and close to Delamere Forest. There is a thriving village community with active community association and centre, village store/Post Office, two popular schools, three Churches, a village pub and dispensing chemist. Kingsley is situated between Frodsham and Northwich, both offering excellent shopping and recreational facilities. The village is also within daily commuting distance of the regions commercial centres via the road, rail and motorway networks.

TENURE

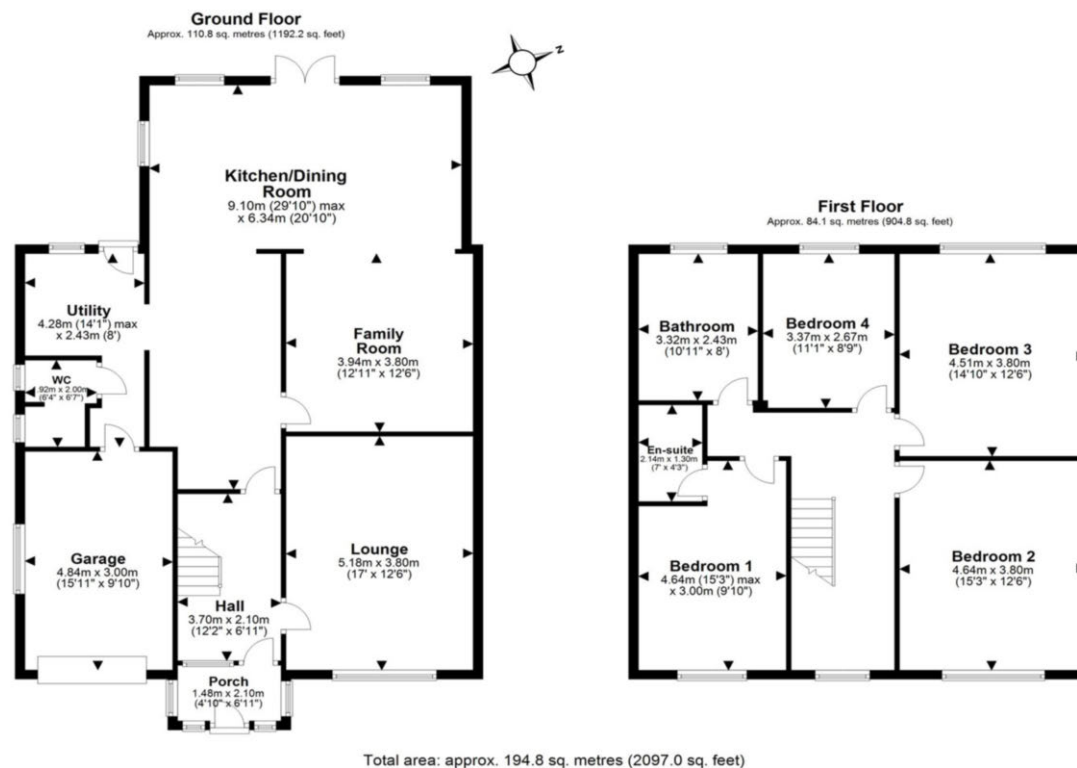
Freehold.

COUNCIL TAX

Band F. Cheshire West & Chester.

EPC RATING

Current F.



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