



**71 Churnet Valley Road, Kingsley Holt, Staffordshire ST10  
2BQ**

**Offers around £245,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



We are thrilled to present this beautifully modernised semi-detached house, now available for sale. Nestled in a serene village setting, this property is just a short commute from Cheadle Town Centre, where a vibrant array of amenities awaits.

As you enter, you are welcomed by a stylish entrance hall that leads seamlessly into an open-plan lounge, kitchen, and dining area—ideal for contemporary living. The lounge is tastefully decorated, featuring a traditional fireplace with a multi-fuel burner that exudes warmth and character. The chic kitchen showcases rich grey shaker units and high-end built-in appliances, while the dining area, enhanced by a thoughtfully designed extension, boasts patio doors that open onto the beautifully landscaped rear garden.

Upstairs, you'll discover two generously sized double bedrooms, along with a versatile third bedroom that can serve as a cosy study or home office. The family bathroom is a classic retreat, featuring a timeless three-piece suite in pristine white.

Outside, the property is approached via a spacious paved driveway, offering ample off-road parking. The rear garden is a dream, featuring easy-to-maintain artificial grass and a paved patio area—perfect for al fresco dining. With delightful views of open fields beyond, this home beautifully combines modern comforts with the tranquility of nature.

This exceptional property is sure to captivate a diverse range of buyers. Don't miss the opportunity to make it your own!





**The Accommodation Comprises**

**Entrance Hall**

9'8" x 5'7" (2.95m x 1.70m)

Step into a charming entrance hallway featuring a cast iron radiator, a welcoming front entrance door, and elegant traditional woodblock flooring, setting the tone for this inviting home. There is an additional understairs cupboard for further hidden storage.

**Kitchen Area**

11'1" x 7'6" (3.38m x 2.29m)

The kitchen area boasts a stunning fully fitted design featuring dark, rich blue-grey shaker-style units complemented by a light contrasting work surface. A stainless steel sink unit with a mixer tap is perfectly positioned beneath the rear window, providing beautiful views of the garden and beyond. This impressive space includes built-in appliances such as a Zanussi double oven, Samsung induction hob, integrated fridge and freezer, and a Bosch microwave. Additional highlights include a wine rack, a stylish column radiator, and modern inset spotlighting, making this kitchen both functional and inviting.

**Dining Room**

14'11" x 9'6" (max) (4.55m x 2.90m (max))

Part of a charming extension, provides ample space for family gatherings. It features a stylish radiator, elegant woodblock flooring, and patio doors with side windows that open seamlessly into the garden, creating a bright and inviting atmosphere.

**Lounge**

14'8" (into bay) x 10'7" (4.47m (into bay) x 3.23m)

The lounge is a breathtaking space, showcasing a traditional Adam-style fireplace with a cast iron inset and hearth that beautifully frames the multi-fuel burner. Additional features include a matching cast iron radiator and a large front-facing bay window, allowing natural light to fill the room and enhance its charm.

**First Floor**

Stairs rise up to the:

**Landing Area**

With side UPVC window and access to the Bedrooms and Bathroom.

**Bedroom One**

10'10" x 10'8" (3.30m x 3.25m)

A beautifully dressed double room featuring a UPVC window that floods the space with natural light, complemented by a cosy radiator for warmth and comfort.

**Bedroom Two**

10'5" x 10'8" (3.18m x 3.25m)

A spacious double room, complete with a cast iron radiator and a UPVC window that enhances the inviting atmosphere. It also provides convenient access to the boarded roof void via a pull-down loft ladder, offering additional storage options

**Bedroom Three**

6'2" x 5'7" (1.88m x 1.70m)

A versatile single room featuring a UPVC window, making it ideal for use as a cosy guest room or a functional home office.

**Traditional Family Bathroom**

6'9" x 5'6" (2.06m x 1.68m)

The traditional family bathroom is a stunning retreat, showcasing a classic white three-piece suite that includes a beautifully panel bath with a plumbed-in shower and elegant glass side screen. The stylish wash hand basin, set within a chic vanity unit, offers both convenience and sophistication, complemented by a low flush WC for modern efficiency. Enhanced by a cast iron radiator for warmth, part-tiled walls for added charm, and a UPVC privacy window, this bathroom also features contemporary spotlighting, creating a bright and inviting atmosphere perfect for relaxation

**Outside**

Approached from the road, this charming home features a paved driveway that offers ample on-site parking and convenient access to the front door, framed by established hedgerows on either side. Gated side access leads to a detached garage, enhancing the property's practicality. The rear garden is equally impressive, boasting a landscaped, easy-to-maintain design that includes a spacious paved patio area—perfect for outdoor

entertaining—along with steps leading up to a lush artificial grass lawn and a delightful flower rockery. The hedged boundaries provide privacy, while the lovely open aspect beyond showcases serene views of surrounding fields, creating a tranquil outdoor retreat.

**Garage**

8'3" x 15'9" (2.51m x 4.80m)

Equipped with both light and power, providing versatile functionality. It also includes a convenient utility room to the rear making it ideal for additional storage or laundry needs.

**Utility Room**

5'3" x 4'6" (1.60m x 1.37m)

The utility area houses the property's Baxi combination gas central heating boiler and offers plumbing for an automatic washing machine, along with a vent for a tumble dryer. A UPVC window enhances the space with natural light, making it a practical and functional addition to the home.

**Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

**Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

**Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

**Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

**Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





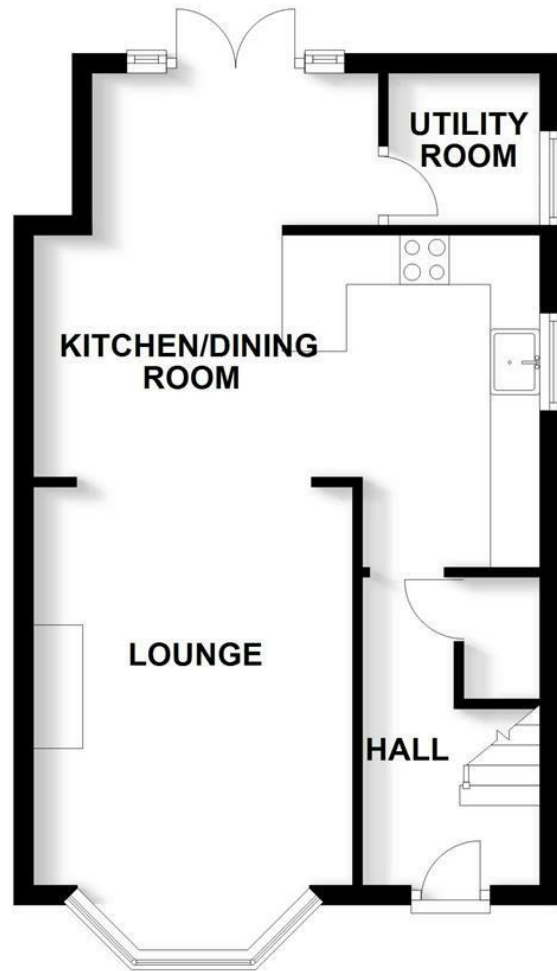






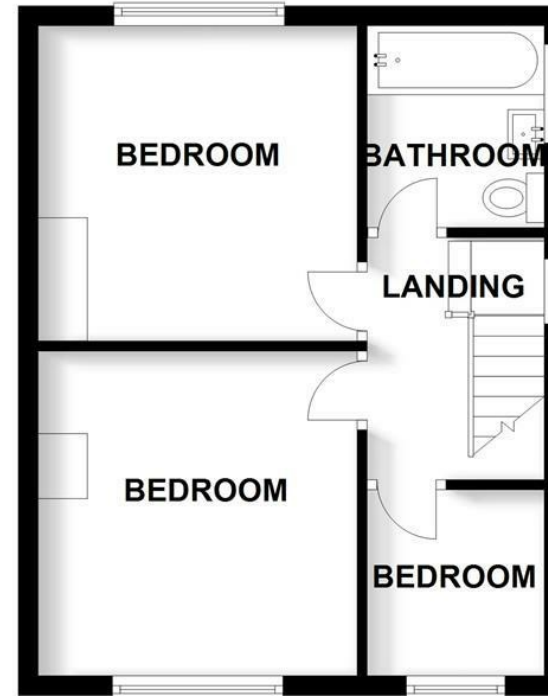
## GROUND FLOOR

APPROX. 448.2 SQ. FEET



## FIRST FLOOR

APPROX. 364.1 SQ. FEET



**TOTAL AREA: APPROX. 812.3 SQ. FEET**

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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