

33 Sunnyside, Kingsley, Staffordshire ST10 2AS
Price guide £146,950

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

Nestled within a charming and well-established village location, this delightful traditional end cottage offers an excellent opportunity for first-time buyers, downsizers, or those seeking a characterful home with generous outdoor space and far-reaching rear views.
The accommodation begins with a entrance leading through to a spacious lounge, where an attractive Adam-style fireplace with electric fire creates a warm focal point.
Positioned to the rear of the property, the kitchen is fitted with a range of modern cream gloss units complemented by stainless steel handles and wooden work surfaces, creating a stylish and practical cooking space. A courtesy door provides direct access to the rear garden.
To the first floor are two bedrooms, including a generous principal bedroom with a dedicated wardrobe area and a well-proportioned single bedroom. The bathroom is functional and serviceable, offering scope for cosmetic updating to suit individual tastes.
Externally, the property enjoys a paved forecourt to the front which extends around the side, enclosed by a low walled boundary. The rear garden is a particular feature of the home, offering an impressive plot with a substantial paved seating area – perfect for outdoor dining and entertaining while enjoying the lovely open views beyond. A lawned garden area adds further appeal, providing an attractive green space for relaxation and recreation.
Combining village charm, character features and excellent outdoor space, this appealing cottage represents an ideal first home in a sought-after setting.







The Accommodation Comprises

Entrance Hall
On entry via a UPVC double glazed entrance door into a small area offering a radiator.

Lounge
13'5" x 9'7" (4.09m x 2.92m)
A spacious and welcoming reception room featuring an attractive Adam-style fireplace with electric fire and marble hearth, creating a charming focal point. The room further benefits from a radiator and a UPVC double-glazed window overlooking the front elevation, allowing for plenty of natural light.

Kitchen
13'5" x 11'0" (4.09m x 3.35m)
Fitted with a range of sleek cream high-gloss wall and base units complemented by wooden work surfaces, creating a stylish and practical workspace. The kitchen incorporates a stainless steel sink unit with mixer tap positioned beneath a UPVC double-glazed window, tiled splashbacks, space for a freestanding cooker, and plumbing for a washing machine. Additional features include a radiator, useful storage cupboard, vinyl flooring, and housing for the gas-fired central heating boiler. A UPVC rear door provides direct access to the garden.

First Floor
Stairs from the Entrance Hall rise up to the:

Landing
Having side UPVC window and loft access.

Bedroom One
12'6" x 9'9" (3.81m x 2.97m)
A generous double bedroom featuring a UPVC double-glazed window and radiator. The room further benefits from a useful wardrobe area/storage cupboard, providing excellent built-in storage and helping to maximise the available floor space.

Bedroom Two
10'5" x 6'9" (3.18m x 2.06m)
A well-proportioned single bedroom featuring a UPVC double-glazed window providing natural light and a radiator. Ideal as a child's bedroom, guest room, or home office.

Bathroom
6'4" x 6'3" (1.93m x 1.91m)
Comprising a panelled bath with shower over, pedestal wash hand basin and low-flush WC. The room features partially tiled walls, vinyl flooring and a UPVC double-glazed window, providing a practical family bathroom with scope for modernisation if desired.

Outside
Occupying a pleasant position within a quiet village setting, the property benefits from a block-paved forecourt to the front which extends around the side elevation, providing useful outdoor space and access to the rear garden. A particular feature of the property is the impressive rear garden, offering generous outdoor space with paved patio areas ideal for seating and entertaining, a concrete base suitable for the erection of a garden shed or outbuilding (subject to any necessary consents), a lawned garden area, and timber panelled fencing providing enclosure. The garden also enjoys attractive views towards the surrounding countryside and beyond, creating a wonderful setting for outdoor relaxation.

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.

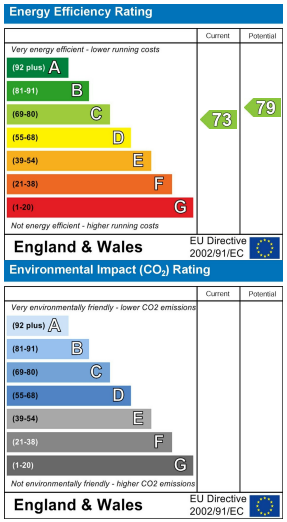












19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natasha@kevinfords.co.uk
www.kevinfordandco.co.uk

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