





This beautifully presented double-fronted Victorian home is nestled in the heart of the sought-after village of Kingsley, renowned for its stunning countryside, picturesque scenery and an abundance of scenic walks. Combining period charm with modern convenience, this delightful home has been thoughtfully improved by the current owners while retaining many of its original character features.

Externally, the property benefits from off-road parking complete with an electric vehicle charging point, a low-maintenance, enclosed rear garden ideal for entertaining, and useful outbuildings offering excellent potential for conversion into a home office, studio or hobby room, subject to the necessary consents.

Kingsley is a thriving village with a strong community feel, offering a well-regarded primary school, shop and a range of countryside walks right on the doorstep. The nearby market town of Cheadle provides a wider selection of shops, supermarkets, restaurants and everyday amenities, making this an ideal location for those seeking village life without compromising on convenience.

The property further benefits from gas central heating and uPVC double glazing throughout, providing comfortable and energy-efficient living.

The accommodation briefly comprises;- a welcoming living room, separate dining room, rear hallway, fitted kitchen and family bathroom to the ground floor. To the first floor are two generously sized double bedrooms.

Perfectly suited to first-time buyers, downsizers or those looking for a charming countryside retreat, this wonderful home offers a fantastic blend of character, practicality and village living. Early viewing is highly recommended.



Living Room

uPVC double-glazed window to the front elevation and uPVC front door leading into the property, central heating radiator, feature fireplace with wood-burning stove and stone surround. Archway leading into the;-

Dining Room

uPVC double-glazed window to the front elevation, central heating radiator, staircase rising to the first floor and understairs storage cupboard.

Hallway

Composite door providing access to the rear garden and tiled flooring.

Kitchen

Fitted with a range of base and wall units with complementary work surfaces, inset one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor hood over. Space and plumbing for a fridge freezer, washing machine, and dishwasher. Tiled flooring, central heating radiator, and a uPVC double glazed window to the rear elevation.

Bathroom

Fitted with a three-piece suite comprising;- a low-level WC, wash hand basin with storage drawers below, and panelled bath with waterfall shower and handheld attachment over. Partially tiled walls, eye-level medicine cabinet, shelving, central heating radiator, and a uPVC double glazed window to the rear elevation.



Landing

uPVC double glazed window to the rear elevation, with access to both bedrooms.

Master Bedroom

uPVC double glazed window to the front elevation and central heating radiator.

Bedroom

uPVC double glazed window to the front elevation, central heating radiator, built-in storage cupboard, and loft access.







Outside

The property is approached via gated access, leading to an attractive block-paved frontage with well-stocked flower borders. A tarmac driveway, complete with an electric vehicle charging point, provides off-road parking for two vehicles. To the rear, the enclosed garden has been beautifully landscaped to create a private outdoor retreat, featuring a decked seating area with pergola, low-maintenance artificial lawn, and raised planted borders filled with a variety of mature shrubs and flowering plants.

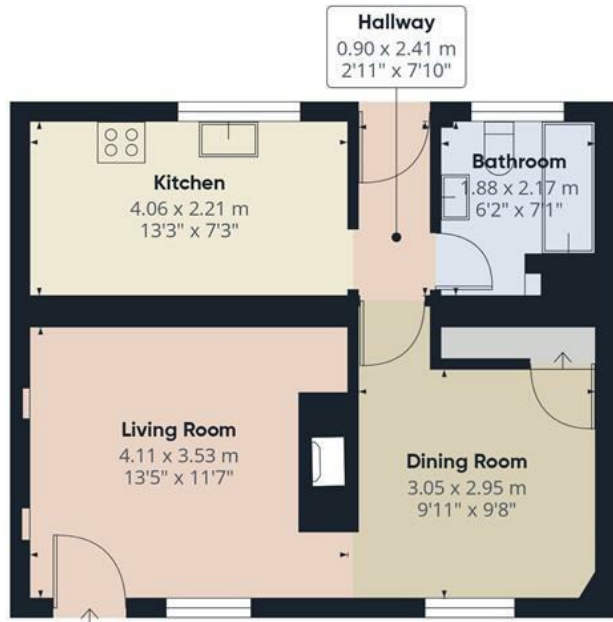
Outhouses

Ample storage space or potential for conversion (subject to relevant permissions).





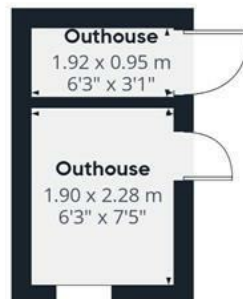




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

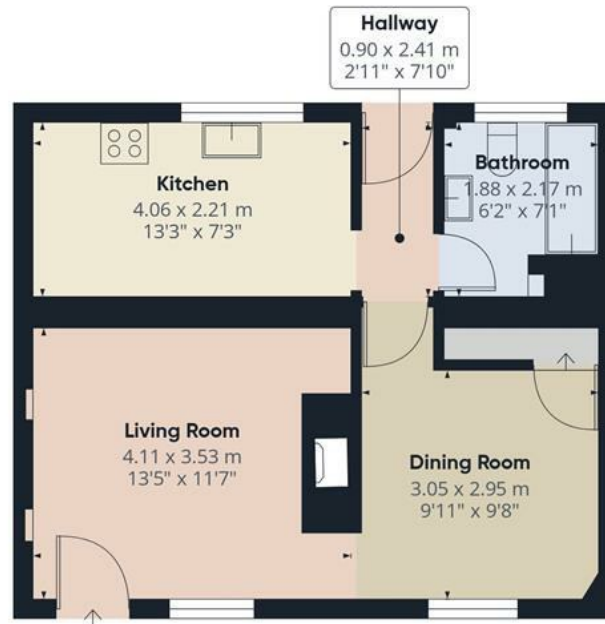
70.1 m²

753 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

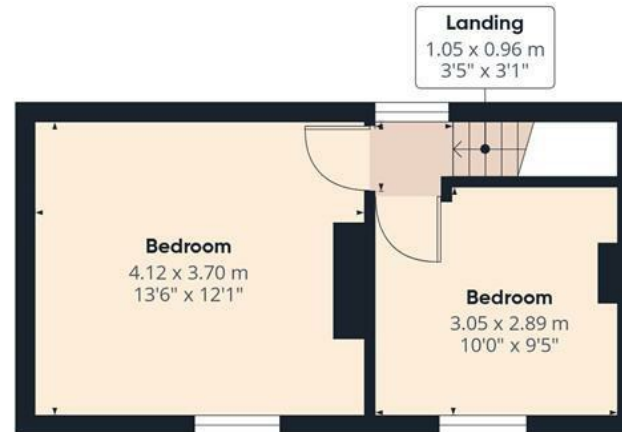
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Floor 0 Building 1

Approximate total area⁽¹⁾

63.8 m²
686 ft²



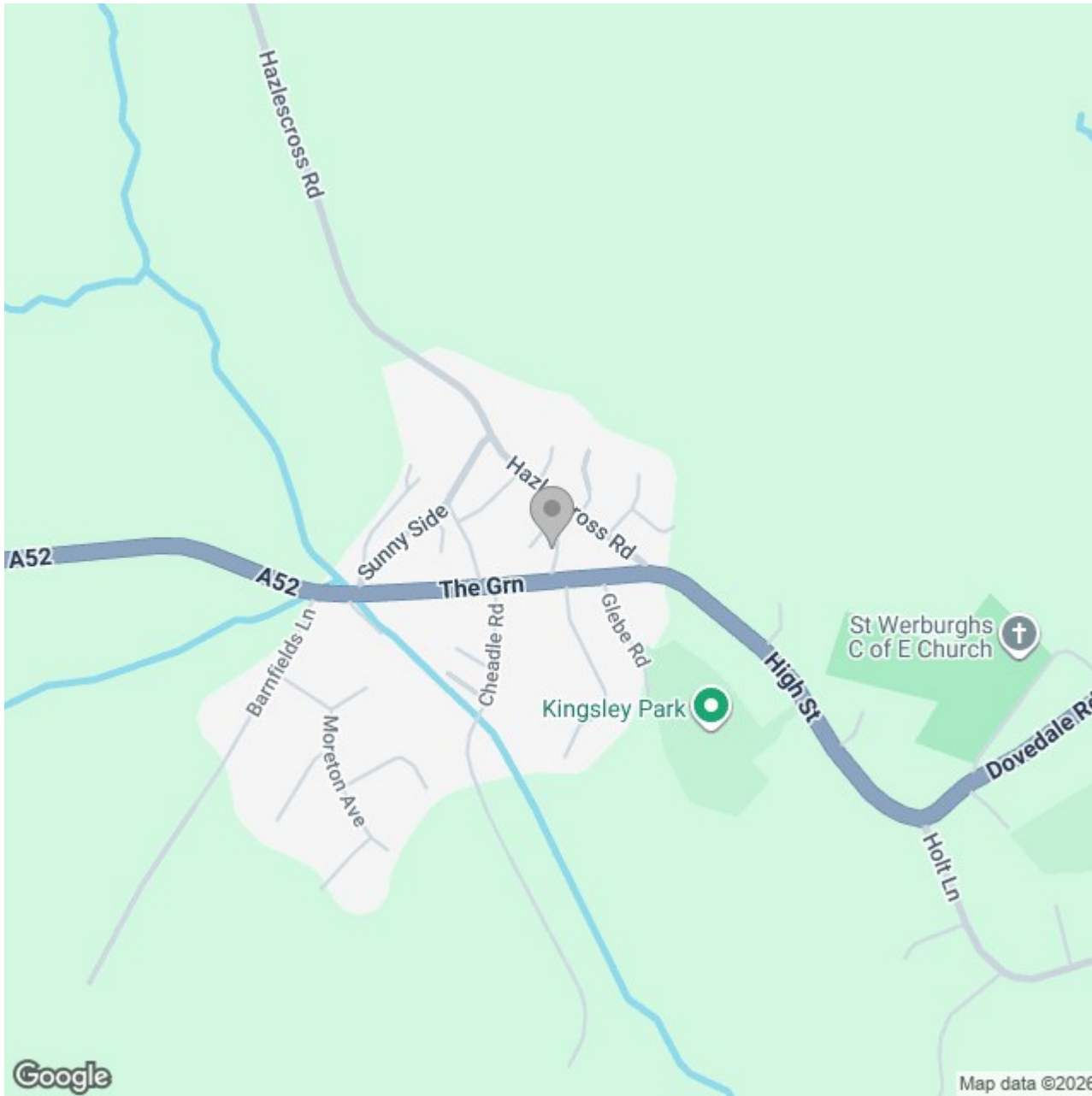
Floor 1 Building 1

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	