





\*\*\* DECEPTIVELY SPACIOUS HOME \*\*\* THREE DOUBLE BEDROOMS \*\*\* SOUGHT AFTER VILLAGE LOCATION \*\*\* WELL PRESENTED THROUGHOUT \*\*\*

Abode are delighted to present this deceptively spacious and well presented family home, offering three well proportioned bedrooms and generous living accommodation throughout.

The property features a low maintenance, enclosed rear garden with far reaching views across the surrounding countryside, creating a perfect balance between comfort and rural charm.

Ideally located in the sought after village of Kingsley, residents can enjoy a welcoming community atmosphere, picturesque countryside scenery, a local primary school, and a convenient village shop. The nearby market town of Cheadle is just a short drive away, providing a wider range of shops, services, and amenities.

In brief, the accommodation comprises: a bright and inviting living room, a spacious open plan kitchen/dining/living area, rear hallway, and a family bathroom to the ground floor. The first floor offers three good sized bedrooms, providing ample space for a variety of lifestyles.

This versatile property is perfectly suited to first time buyers, growing families, those looking to downsize, or even as an ideal holiday retreat in a delightful location.

An early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer.



## Living Room

Door leading in from the front, UPVC double glazed window to the front elevation, central heating radiator and gas feature fireplace.

## Kitchen/ Dining/ Living Area

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated fridge freezer and space and plumbing for a washing machine and cooker with extractor hood above. Tiled splashback, spot lighting, central heating radiator, under stairs storage cupboard. Stairs leading to the first floor, ample space for a sofa and/ or dining table and chairs.

## Rear Hallway

Central heating radiator, door leading out into the garden.

## Bathroom

White suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, storage cupboard, central heating radiator and UPVC double glazed window to the rear elevation.

## Landing

Central heating radiator and loft access.

## Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator and storage cupboard.



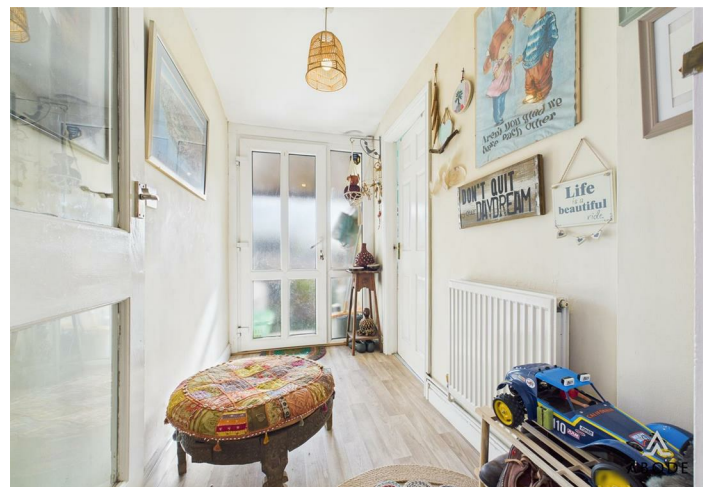
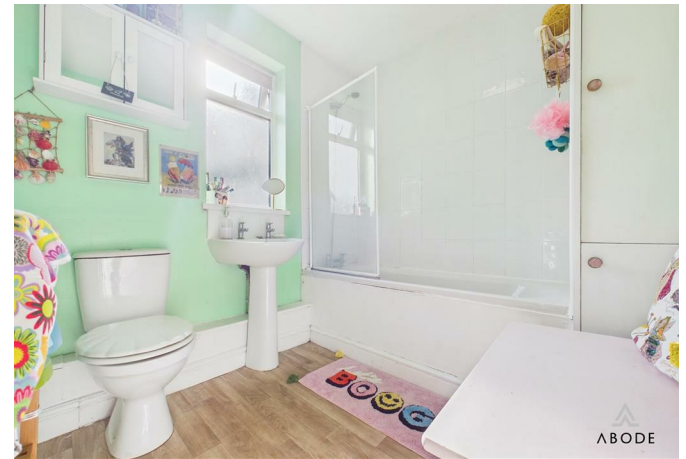
## Bedroom

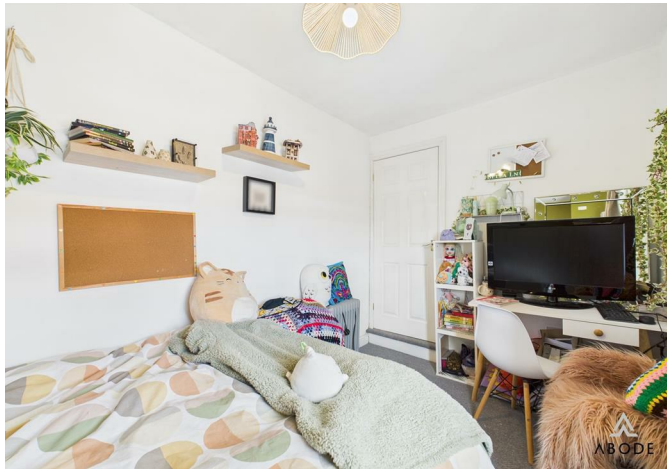
UPVC double glazed window to the side elevation, central heating radiator.

## Outside

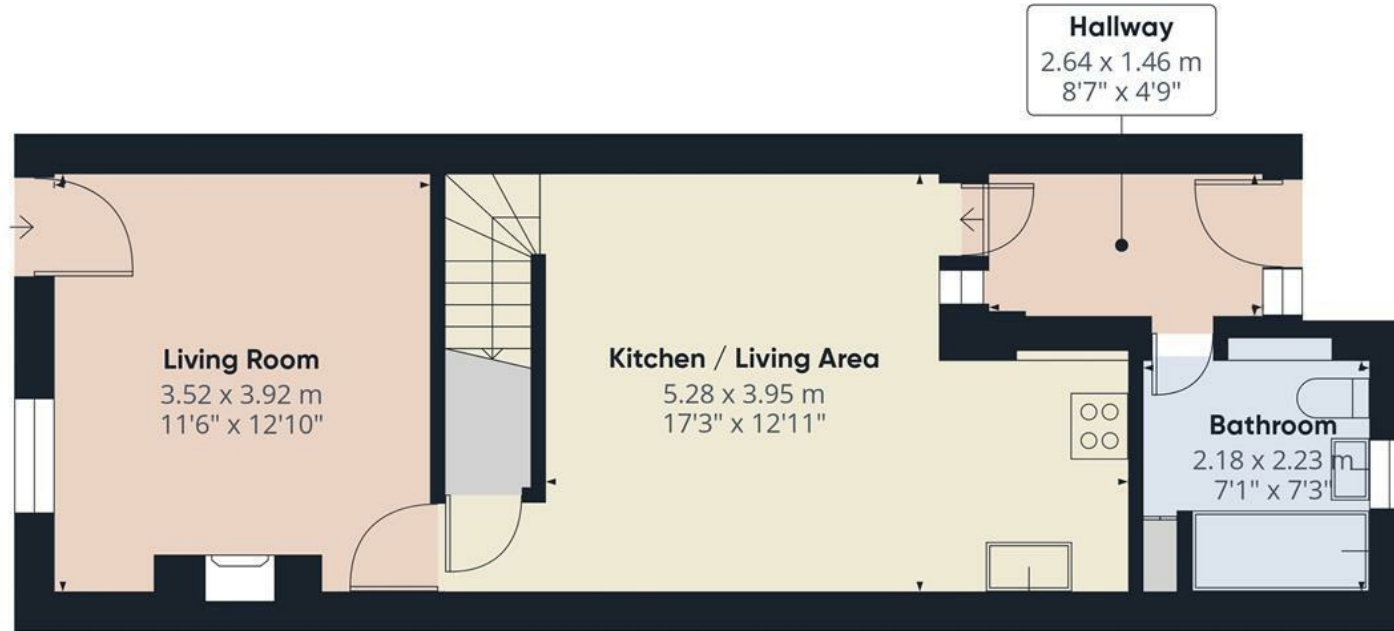
The rear garden enjoys distant views over the surrounding countryside, and offers a low maintenance area ideal for relaxing or entertaining. With a raised seating area and steps leading down to the main garden, comprising of patio, artificial turf and a large area for a garden shed. The garden is enclosed with gated access leading out.











Floor 0

Approximate total area<sup>(1)</sup>

80.7 m<sup>2</sup>

869 ft<sup>2</sup>

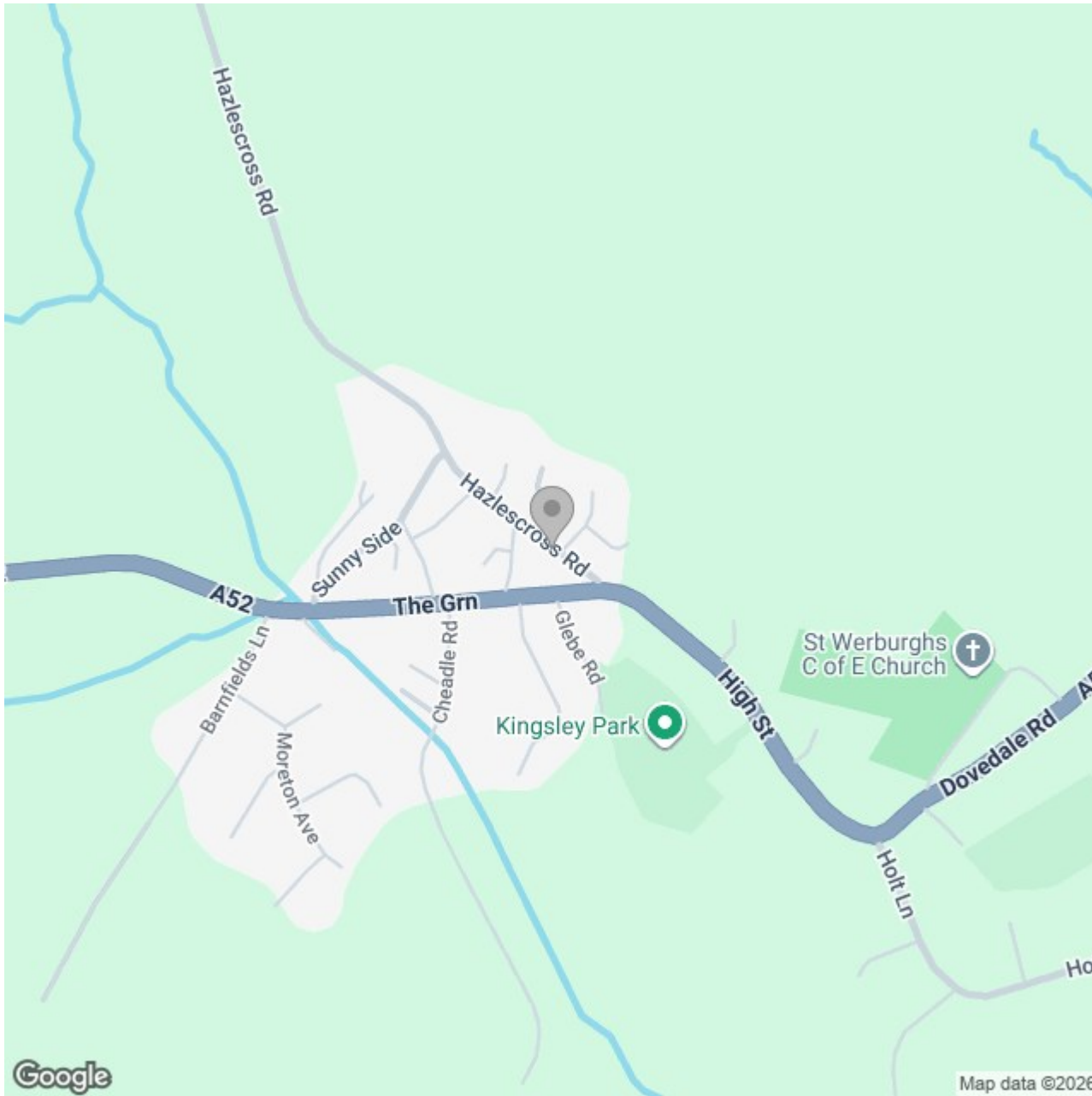


Floor 1

(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.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	