eXp UK

14 MANSEFIELD ROAD,
KINGSLEY. CHESHIRE WA6 8BZ



14 MANSEFIELD ROAD, KINGSLEY. CHESHIRE WA6 8BZ

TOTAL APPROX FLOOR AREA 1117 SQ FT/ 103 SQ MTR

YOUR NEXT CHAPTER STARTS IN KINGSLEY, CHESHIRE.

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM DORMER STYLE FAMILY HOME ON MANSEFIELD ROAD, IN THE SOUGHT-AFTER VILLAGE OF KINGSLEY, CLOSE TO DELAMERE FOREST AND OFFERED FREEHOLD WITH NO ONWARD CHAIN. READY TO MOVE STRAIGHT INTO, THE HOME FEATURES A BRAND NEW FOUR PIECE BATHROOM FITTED IN SUMMER 2026, A GARAGE AND A DRIVEWAY PROVIDING PARKING FOR TWO TO THREE CARS.

OUTSIDE, BOTH THE FRONT AND REAR GARDENS HAVE BEEN LANDSCAPED. THE WEST FACING REAR GARDEN IS NOT OVERLOOKED AND MAKES THE MOST OF THE AFTERNOON AND EVENING SUN, WITH AN ORIGINAL YORK STONE PATIO, A LAWN WITH ESTABLISHED BORDERS AND A FURTHER SEATING AREA, IDEAL FOR OUTDOOR DINING AND RELAXING.

INSIDE, A WELCOMING HALLWAY LEADS TO AN OPEN LIVING AND DINING SPACE, WITH A WELL PRESENTED KITCHEN, A PRACTICAL UTILITY/CONSERVATORY AND A GROUND FLOOR WC. UPSTAIRS, THREE DOUBLE BEDROOMS AND THE NEW FOUR PIECE BATHROOM GIVE THE WHOLE FAMILY ROOM TO SPREAD OUT.



DRIVING DISTANCE

- ACTON BRIDGE TRAIN STATION 3.7 miles
- DELAMERE FOREST 2.5 miles
- M56 MOTORWAY J12
- M6 MOTORWAY J19
- CHESTER CITY CENTRE 10.5 miles
- MANCHESTER CITY CENTRE 23 miles
- FRODSHAM GOLF CLUB 4-5 miles

ACCOMMODATION IN BRIEF

GROUD FLOOR

- ENTRANCE HALLWAY
- OPEN LIVING ROOM/DINING ROOM
- CONSERVATORY/UTILITY/W.C
- KITCHEN

FIRST FLOOR

- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- MAIN BATHROOM

OUTSIDE

- LANDSCAPED FRONT GARDEN
- DRIVEWAY MIN 3 CARS
- SINGLE GARAGE

OUTSIDE READ

- PATIO AREA
- ELEVATED LAWN
- MATURE BORDERS & FURTHER PATIO AREA

SCAN TO
VIEW OUR
VIDEO TOUR.



GROUND FLOOR

A WELCOMING HALLWAY OPENS LEADS INTO THE LIVING AND DINING AREAS, WITH THE DINING AREA TO THE FRONT AND THE LIVING ROOM TO THE REAR. KARNDEAN FLOORING RUNS THROUGHOUT, AND A CENTRAL LOG BURNER STYLE GAS FIRE CREATES A WARM FOCAL POINT FOR FAMILY EVENINGS AND ENTERTAINING.

THE WELL-PRESENTED KITCHEN OFFERS AN ARRAY OF WALL AND BASE UNITS, A BREAKFAST BAR AREA AND A DOUBLE ‘BELFAST’ STYLE SINK.

FROM THE KITCHEN, YOU PASS INTO A PRACTICAL UTILITY/CONSERVATORY AREA, WHICH CAN ALSO BE ACCESSED FROM THE LIVING ROOM. IT HAS PLUMBING FOR A WASHING MACHINE AND A SINK AREA, AND ALSO PROVIDES A GROUND FLOOR WC. IT HOUSES THE WORCESTER BOILER, WHICH WE ARE ADVISED WAS NEWLY FITTED IN 2021 AND IS ANNUALLY SERVICED.








ISLE OF SKYE

FIRST FLOOR

STAIRS FROM THE GROUND FLOOR RISE TO A FIRST-FLOOR LANDING, WHERE A WINDOW ALLOWS NATURAL LIGHT TO FLOOD THROUGH, GIVING ACCESS TO ALL THREE BEDROOMS. THE MASTER BEDROOM SITS TO THE FRONT, BENEFITING FROM FITTED WARDROBES. THE SECOND BEDROOM IS ALSO POSITIONED TO THE FRONT, WHILST THE THIRD BEDROOM IS TO THE REAR. COMPLETING THE FIRST FLOOR, THE FAMILY BATHROOM SITS TO THE REAR AND IS FITTED WITH A FOUR-PIECE SUITE WHICH WAS NEWLY FITTED IN THE SUMMER OF 2026 WHICH INCLUDES A SHOWER CUBICLE AND FEATURES QUALITY BRANDS INCLUDING GEBERIT AND HANSGROHE, WITH KARNDEAN FLOORING.








LOVE











OUTSIDE

BOTH THE FRONT AND REAR GARDENS HAVE BEEN LANDSCAPED. A DRIVEWAY TO THE SIDE PROVIDES PARKING FOR TWO TO THREE CARS AND LEADS TO THE SINGLE GARAGE, WHOSE FLAT ROOF WAS RELAID IN 2024. TO THE REAR, THE WEST FACING GARDEN IS NOT OVERLOOKED AND MAKES THE MOST OF THE AFTERNOON AND EVENING SUN. AN ORIGINAL YORK STONE PATIO LEADS UP TO THE LAWN, WITH MATURE TIMBER FRAMED BORDERS AND A FURTHER PATIO AREA, IDEAL FOR OUTDOOR DINING AND RELAXING.

ABOUT THE AREA

KINGSLEY IS A CHARMING CHESHIRE VILLAGE CLOSE TO THE RIVER WEAVER AND SURROUNDED BY BEAUTIFUL COUNTRYSIDE, KNOWN FOR ITS PICTURESQUE SCENERY. IT IS PACKED WITH AMENITIES, INCLUDING LOCAL CHURCHES AND WELCOMING PUBS. FAMILIES ARE WELL SERVED BY TWO OFSTED RATED 'GOOD' PRIMARY SCHOOLS, ST JOHN'S AND KINGSLEY COUNTY PRIMARY, WITH A BUS PROVIDED TO HELSBY HIGH SCHOOL, ALSO RATED 'GOOD', AND WE ARE ADVISED THE PROPERTY IS WITHIN THE SCHOOL'S CATCHMENT AREA. SIR JOHN DEAN SIXTH FORM COLLEGE IN NORTHWICH IS RATED 'OUTSTANDING' AND, WE ARE ADVISED, RANKED NUMBER ONE NATIONALLY FOR STUDENT PROGRESS AND ACHIEVEMENT BY THE DEPARTMENT FOR EDUCATION.
THE VERY BEAUTIFUL DELAMERE FOREST IS CLOSE BY FOR WOODLAND WALKS AND DAYS OUT, AND THE HISTORIC MARKET TOWN OF FRODSHAM IS ALSO NEARBY. THE VILLAGE IS IDEAL FOR COMMUTERS, WITH CHESTER APPROXIMATELY 20 MINUTES AWAY, NORTH WALES APPROXIMATELY 30 MINUTES, AND LIVERPOOL AND MANCHESTER EACH APPROXIMATELY ONE HOUR, PLUS CLOSE RAIL LINKS TO MAJOR UK CITIES.







PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Services: Mains gas, mains water, mains electric, Worcester combi boiler, single garage.

Flood Risk: Low

Viewing strictly by appointment with Paula Davies. Tel/WhatsApp 07734 366315

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey, we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumptions should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approvals, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

14 MANSEFIELD ROAD, KINGSLEY. CHESHIRE WA6 8BZ

TOTAL APPROX FLOOR AREA 1117 SQ FT/ 103 SQ MTR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

DELIVERING RESULTS
FOR PREMIUM HOMES.

Contact me to arrange your personal viewing.

PAULA DAVIES MNAEA

07734 366315

Paula.davies@expuk.com



eXp UK

Pauladavies.exp.uk.com