







Abode are pleased to present this well-presented two-bedroom terraced home, ideally situated in the desirable village of Kingsley.

This charming property features an enclosed rear yard and has been maintained to a good standard throughout. Located in the heart of Kingsley, residents can enjoy scenic countryside walks, as well as convenient access to the village shop and local primary school. The nearby market town of Cheadle is just a short drive away, offering a variety of shops and amenities.

The accommodation briefly comprises: a welcoming living room, hallway, ground floor bathroom, and a spacious kitchen. Upstairs, the property offers two bedrooms.

Perfect for first-time buyers or buy-to-let investors, this home offers an excellent opportunity in a sought-after rural location. Early viewing is highly recommended to appreciate all that this property has to offer.



  
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SALES & LETTINGS



## Living Room

UPVC double glazed window to the front elevation and door leading in from the front, central heating radiator, stairs leading to the first floor, feature fireplace.

## Hallway

Central heating radiator, under stairs storage cupboard.

## Bathroom

White suite comprising;- WC, wash hand basin and bath with shower over. Tiled flooring and partially tiled walls, storage cupboard, UPVC double glazed window to the side elevation, spit lighting and extractor fan.

## Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a washing machine, cooker and fridge freezer. Central heating radiator, UPVC double glazed window to the rear elevation and door leading out into the garden, tiled flooring and partially tiled walls.

## Landing

Loft access, stairs leading down to the ground floor.

## Bedroom

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

## Bedroom

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

## Outside

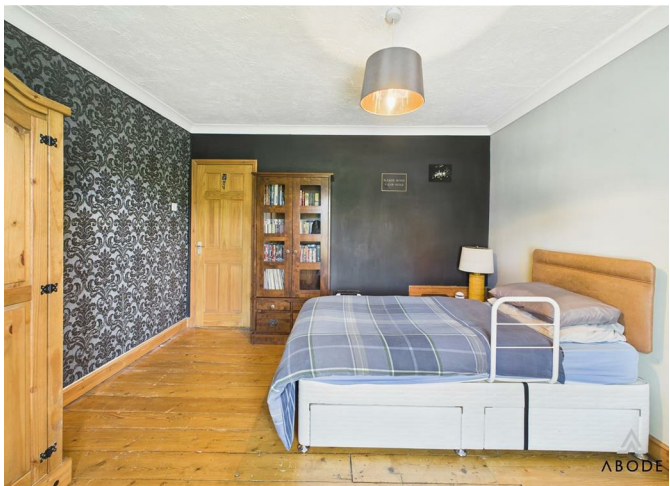
To the rear the cottage yard provides an ideal entertaining space, with a mature border and views over the surrounding countryside. Private covered



storage area between the property and neighbouring house ideal for housing bins. The side alleyway features lighting and power. Outside water tap.







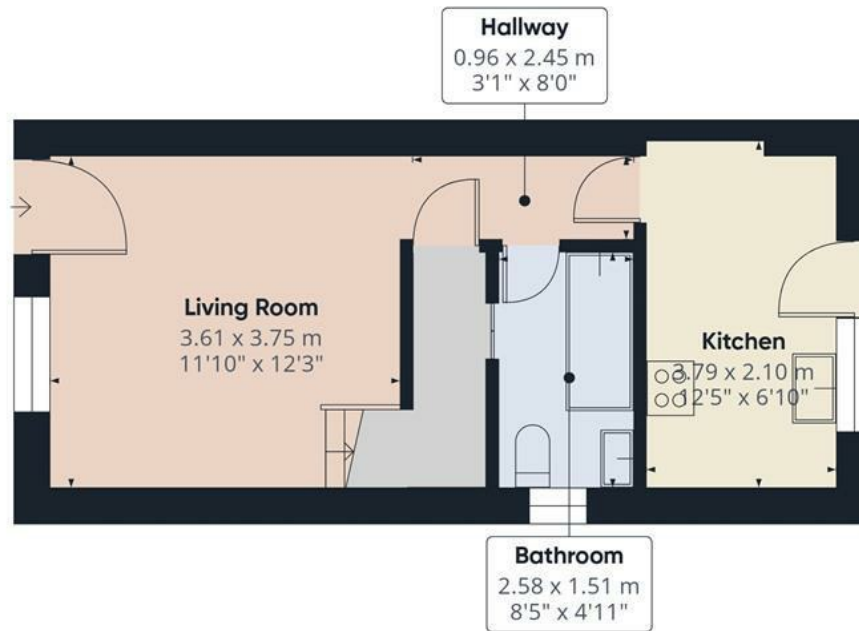










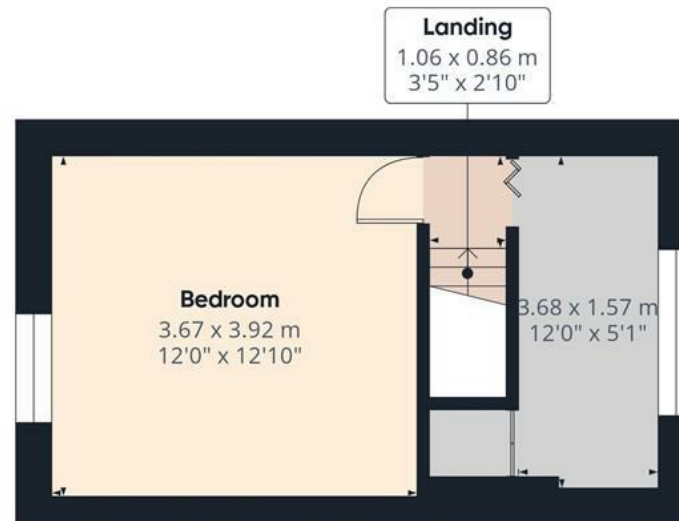


Floor 0

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

52.4 m<sup>2</sup>

564 ft<sup>2</sup>



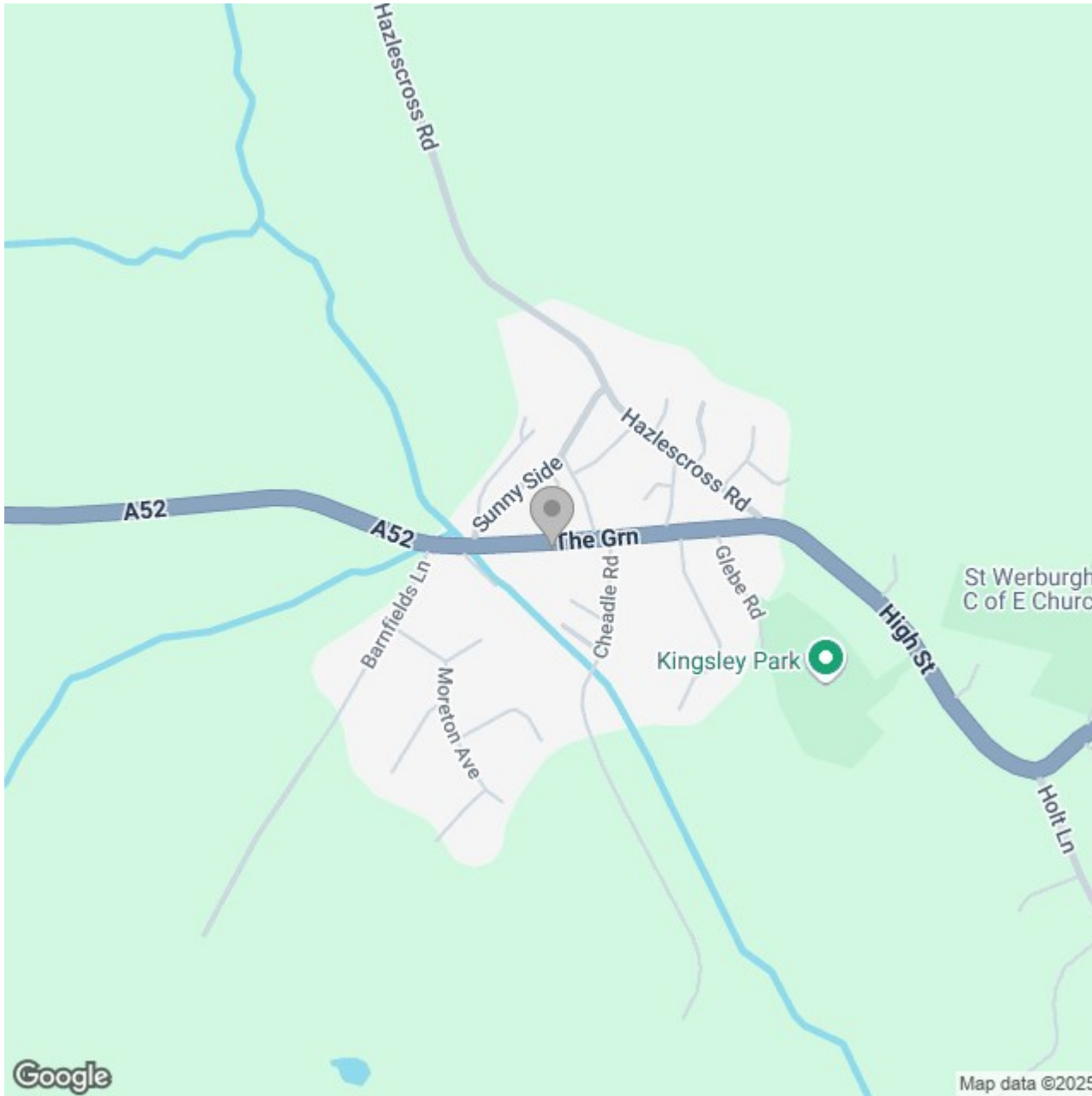
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 