







This three bedroom, semi detached home is ideally situated in the popular village of Kingsley Holt, having countryside views to the rear and off road parking for multiple cars. Kingsley Holt offers lovely countryside walks, whilst being within close proximity to Cheadle Town Centre, its local shops, schools and amenities!

The property is well presented throughout, boasting a large kitchen diner, enclosed rear garden and field views to the rear. With UPVC double glazing throughout, gas central heating and spacious living accommodation, with scope to extend if desired, subject to relevant permissions.

In brief, the property comprises; entrance hallway, living room, kitchen diner, utility, storage cupboard/ room and WC to the ground floor. To the first floor, there are three bedrooms and a family bathroom.

An early viewing is HIGHLY recommended to appreciate the fantastic views offered with this lovely family home!



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

Door leading in from the front, central heating radiator, stairs leading up to the first floor and under stairs storage cupboard.

### Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, feature gas fireplace.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker, grill and hob with extractor hood above. Integral microwave and space and plumbing for a fridge freezer, partially tiled walls. Two UPVC double glazed windows to the rear elevation, tiled flooring, ample space for a dining table and chairs, bench providing a seating area, spot lighting.

### Hallway

Central heating radiator, tiled flooring, UPVC double glazed doors to the front and rear.

### Storage Room/ Outhouse

Window to the front elevation, housing the boiler.

### Utility

Space and plumbing for a washing machine and tumble dryer.

### WC

WC.

### Landing

UPVC double glazed window to the side elevation, loft access.



### Master Bedroom

UPVC double glazed window to the rear elevation, wooden flooring, central heating radiator, built in wardrobes, field views.

### Bedroom

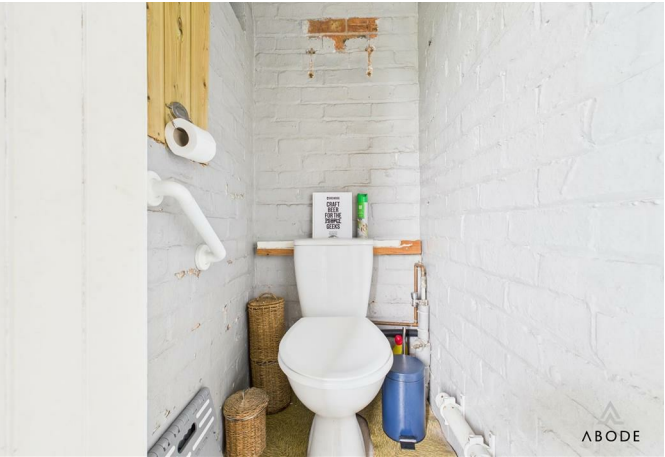
UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

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











## Bathroom

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

## Outside

To the front the tarmacadam driveway provides ample off road parking.

To the rear the garden is enclosed and mainly laid to lawn, with mature hedging and borders. Pergola with decking and patio area providing an ideal entertaining space. Outside water tap, feature pond, garden backing onto fields.



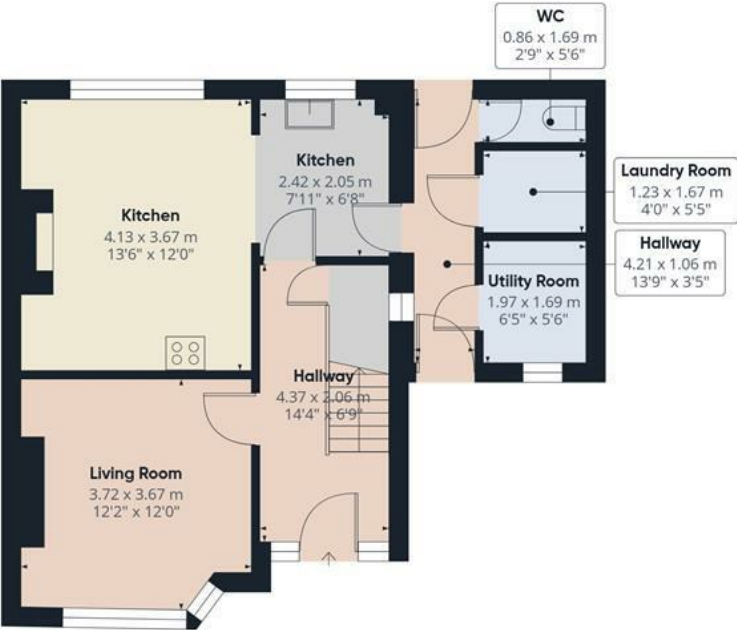




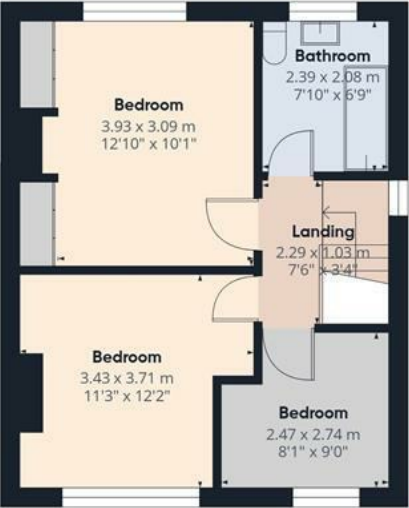








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
92.4 m<sup>2</sup>  
998 ft<sup>2</sup>

(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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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 