





This four 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 spacious home boasts a loft conversion hosting the master bedroom, private rear garden and shed with power and lighting- ideal for a home office! Having an outside WC and workshop providing storage, there is scope to incorporate this to a utility area subject to relevant permissions.

In brief, the property comprises; entrance hallway, living/ dining room, kitchen with pantry and access to the outhouse/ WC to the ground floor, three bedrooms, WC and bathroom to the first floor, and a further bedroom to the second floor.

An early viewing is HIGHLY recommended to appreciate the situation and spacious living accommodation of this lovely, family home!



### Entrance Hallway

Tiled flooring, door leading in from the driveway, under stairs storage cupboard, UPVC frosted glass window to the front elevation, central heating radiator.

### Living/ Dining Room

UPVC double glazed windows to the front and rear elevations, central heating radiator, feature fireplace with mantle and hearth, two feature lights, tiled flooring.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, tiled flooring and partially tiled walls, built in cooker and grill with gas hob and extractor fan above, central heating radiator, UPVC double glazed window to the rear elevation, access to the;-

### Pantry

Shelving and UPVC double glazed frosted glass window to the side elevation, tiled flooring

### Landing

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

### Bedroom

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

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### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, over and under stairs storage.

### Bathroom

Suite comprising;- single shower cubicle with hand held shower, wash hand basin with storage cupboard below and bath with jacuzzi jets. Tiled walls, spotlighting, UPVC double glazed frosted glass window to the side elevation, towel radiator, towel holder, shelving.







### Separate WC

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

### Bedroom

Velux double glazed windows to the side and rear elevations, central heating radiator, built in wardrobes and built in shelving, eaves storage.

### Outside

To the front of the property, there is a driveway providing ample off road parking and a garden laid to lawn. To the rear there is a paved area surrounding the property, with the main garden being laid to lawn with open views to the rear overlooking the fields beyond. Mature trees, shrubs and bushes, pond and feature borders and an outside water tap. The shed in the rear garden has power and lighting with a window and wooden flooring and is fully insulated.

### Outside WC

WC, window to the rear elevation.

### Workshop

Window to the front elevation, bench and shelving, lighting.

### Outhouse

Housing the combi boiler.





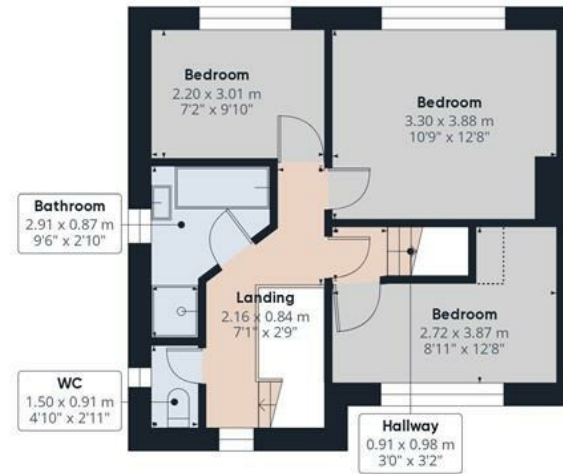




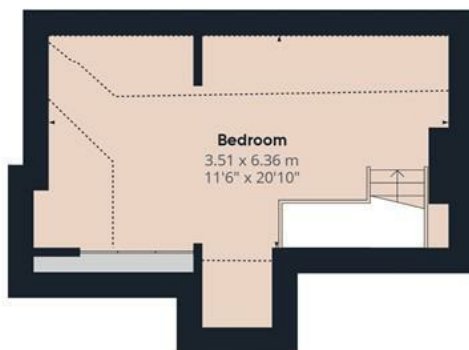




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

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

116.97 m<sup>2</sup>  
1259.05 ft<sup>2</sup>

**Reduced headroom**

9.4 m<sup>2</sup>  
101.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

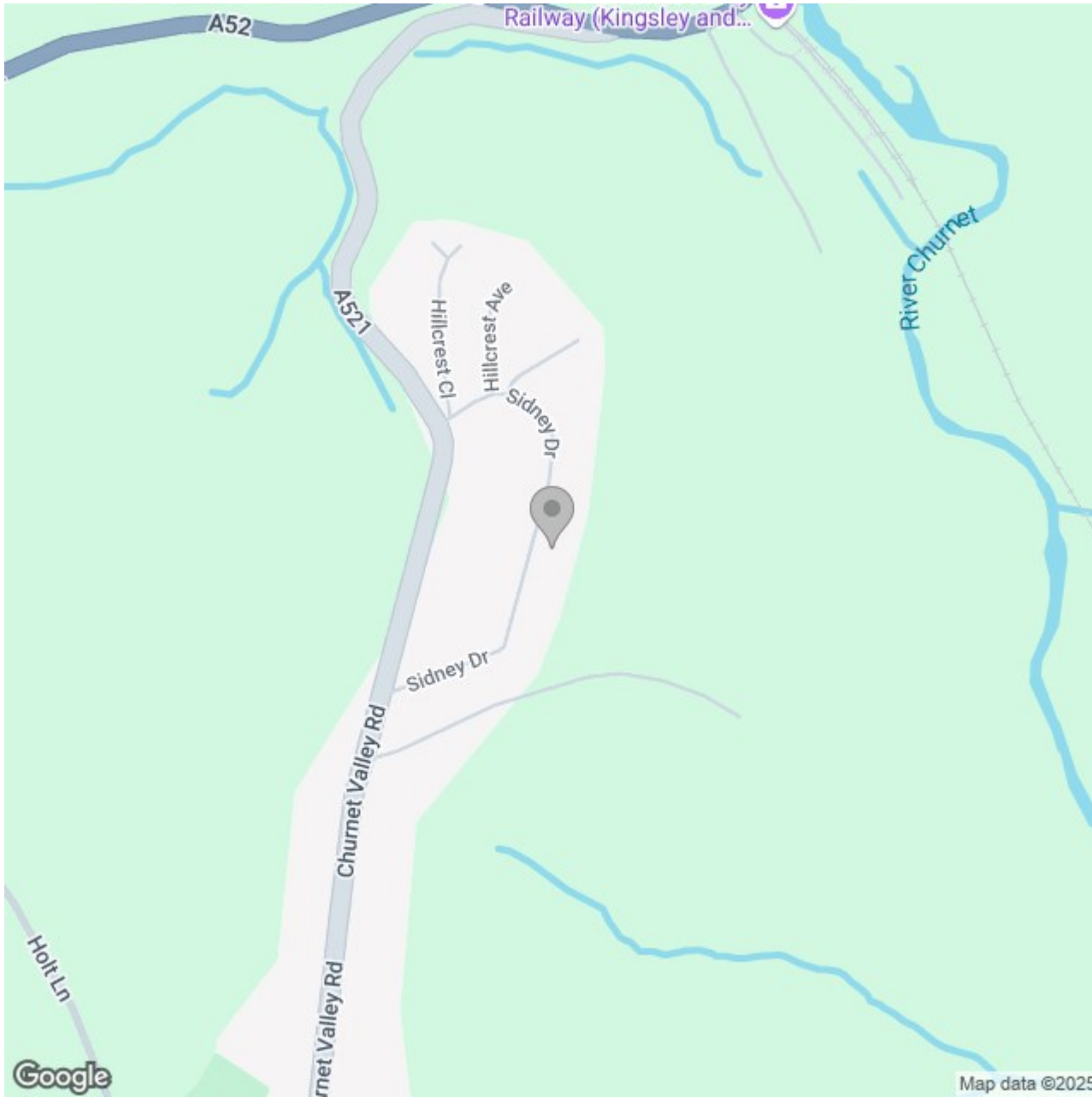
Reduced headroom

..... Below 1.5 m/5 ft

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>		<b>84</b>
(69-80) <b>C</b>	<b>73</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	