







This charming two-bedroom detached bungalow is set in an elevated position, offering stunning far-reaching views over the surrounding countryside. Located in the desirable village of Kingsley, the property is ideally positioned for scenic walks and is within close proximity to the village shop and primary school, whilst also being just a short drive from Cheadle Town Centre.

The property benefits from ample off-road parking for several vehicles, along with a detached garage. The rear garden backs onto peaceful open fields, offering a tranquil setting. There is excellent potential to expand the home into a four-bedroom detached house, subject to the necessary planning permissions, with two additional rooms already available in the loft.

The accommodation briefly comprises;- entrance porch, hallway, spacious lounge/diner, kitchen, two bedrooms, and a family bathroom, with further scope for development in the two loft room.

An early viewing is highly recommended to appreciate all that this property has to offer.



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SALES & LETTINGS



### Entrance Porch

Door leading in from the front.

### Entrance Hallway

Central heating radiator, loft access.

### Lounge Diner

UPVC double glazed windows to the front and side elevations, two central heating radiators, far reaching views over the surrounding countryside.

### Kitchen

Base and eye level units with complimentary worktops, built in cooker and hob, space and plumbing for a washing machine and fridge freezer, tiled flooring and partially tiled walls, door leading in from outside, panelling, central heating radiator and UPVC double glazed windows to the rear and side elevations.

### Bedroom

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

### Bedroom

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

### Bathroom

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

### Loft Landing

Currently accessed via pull down ladder, safety gate.



### Loft Room One

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

### Loft Room Two

UPVC double glazed window to the side elevation, central heating radiator, eaves storage with one cupboard housing the boiler.

### Garage

Up and over door, power and lighting, windows to the side elevations.

### Outside











The property is approached via the driveway, with a mature front garden predominantly laid to lawn, featuring attractive borders and offering scenic views of the surrounding countryside. To the rear, a patio surrounds the property, with a step leading up to a spacious lawned garden. The garden overlooks open fields and is complemented by a variety of sheds for storage.







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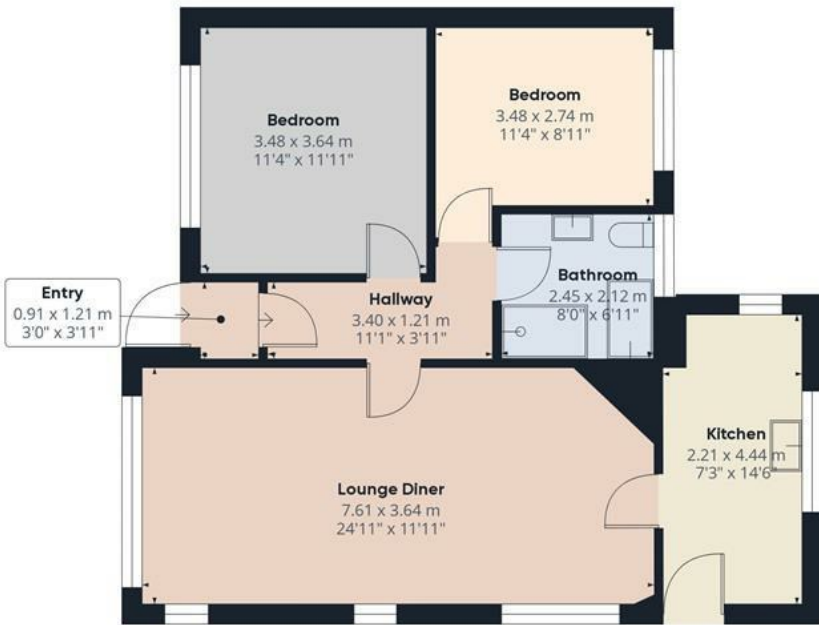












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

102.78 m<sup>2</sup>

1106.32 ft<sup>2</sup>

**Reduced headroom**

0.04 m<sup>2</sup>

0.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

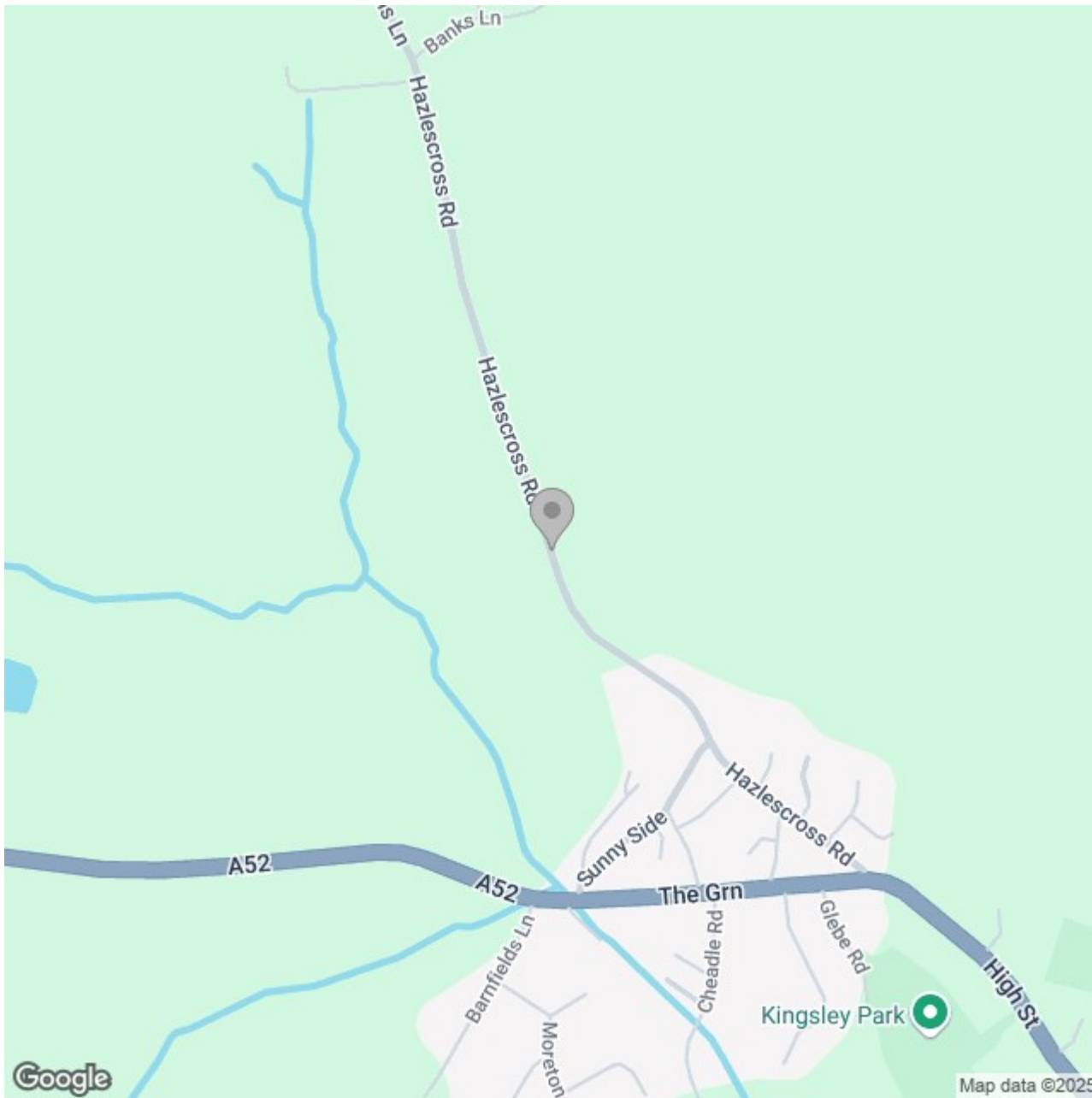
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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	