





*** DECEPTIVELY SPACIOUS HOME *** THREE DOUBLE BEDROOMS *** SOUGHT AFTER VILLAGE LOCATION *** WELL PRESENTED THROUGHOUT ***

Abode are delighted to present this deceptively spacious and well presented family home, offering three well proportioned bedrooms and generous living accommodation throughout.

The property features a low maintenance, enclosed rear garden with far reaching views across the surrounding countryside, creating a perfect balance between comfort and rural charm.

Ideally located in the sought after village of Kingsley, residents can enjoy a welcoming community atmosphere, picturesque countryside scenery, a local primary school, and a convenient village shop. The nearby market town of Cheadle is just a short drive away, providing a wider range of shops, services, and amenities.

In brief, the accommodation comprises: a bright and inviting living room, a spacious open plan kitchen/dining/living area, rear hallway, and a family bathroom to the ground floor. The first floor offers three good sized bedrooms, providing ample space for a variety of lifestyles.

This versatile property is perfectly suited to first time buyers, growing families, those looking to downsize, or even as an ideal holiday retreat in a delightful location.

An early viewing is strongly recommended to fully appreciate everything this wonderful home has to offer.




ABODE
SALES & LETTINGS

Living Room

Door leading in from the front, UPVC double glazed window to the front elevation, central heating radiator and gas feature fireplace.

Kitchen/ Dining/ Living Area

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated fridge freezer and space and plumbing for a washing machine and cooker with extractor hood above. Tiled splashback, spot lighting, central heating radiator, under stairs storage cupboard. Stairs leading to the first floor, ample space for a sofa and/ or dining table and chairs.

Rear Hallway

Central heating radiator, door leading out into the garden.

Bathroom

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

Landing

Central heating radiator and loft access.

Master Bedroom

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

Bedroom

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



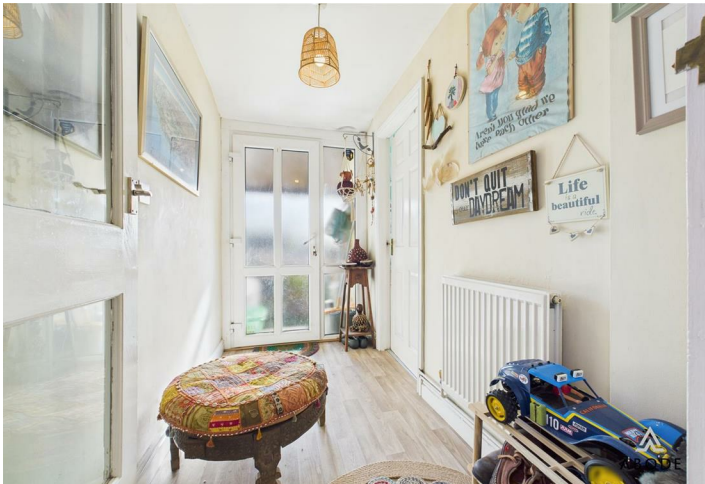
Bedroom

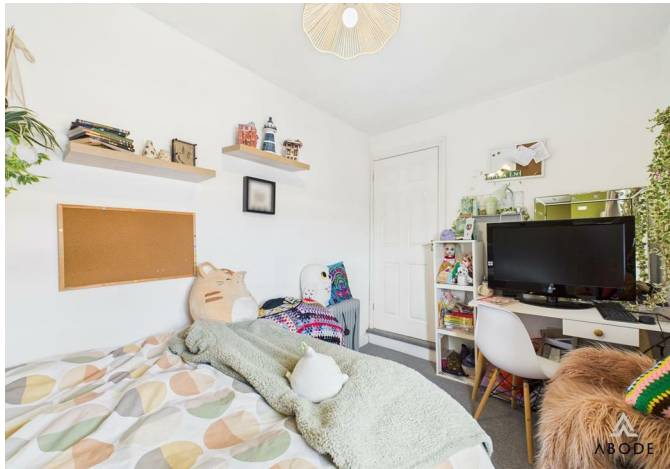
UPVC double glazed window to the side elevation, central heating radiator.

Outside

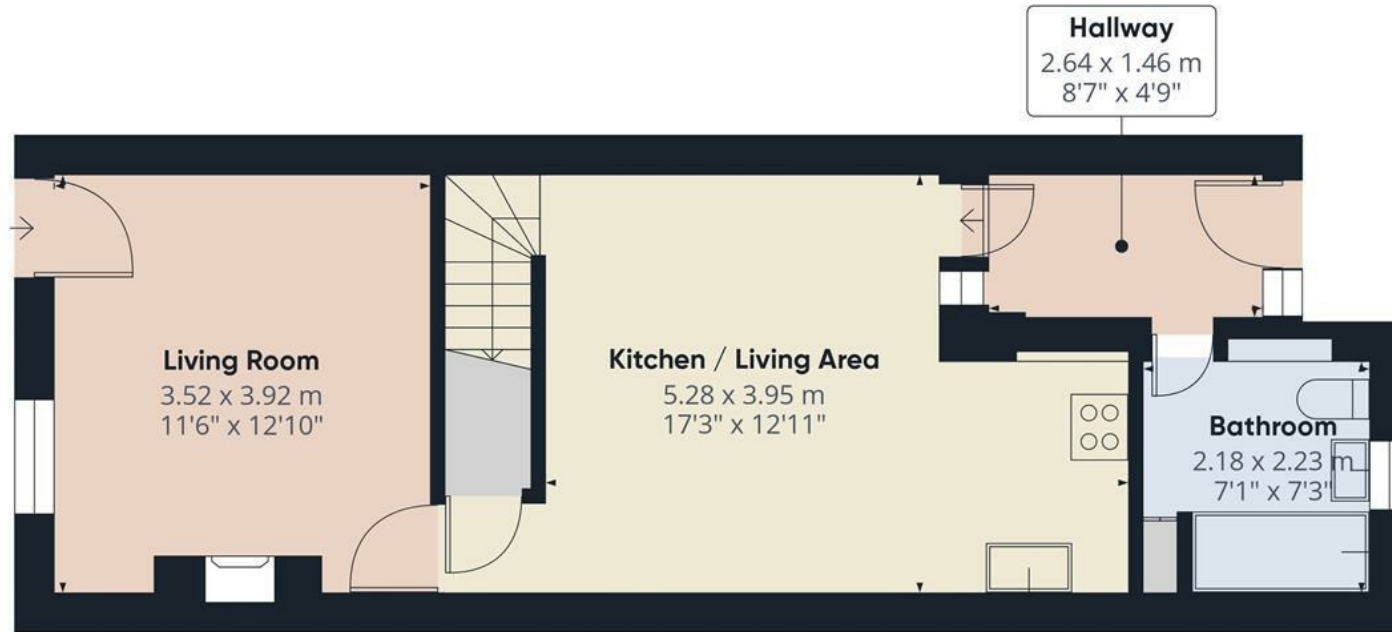
The rear garden enjoys distant views over the surrounding countryside, and offers a low maintenance area ideal for relaxing or entertaining. With a raised seating area and steps leading down to the main garden, comprising of patio, artificial turf and a large area for a garden shed. The garden is enclosed with gated access leading out.











Floor 0

Approximate total area⁽¹⁾

80.7 m²

869 ft²

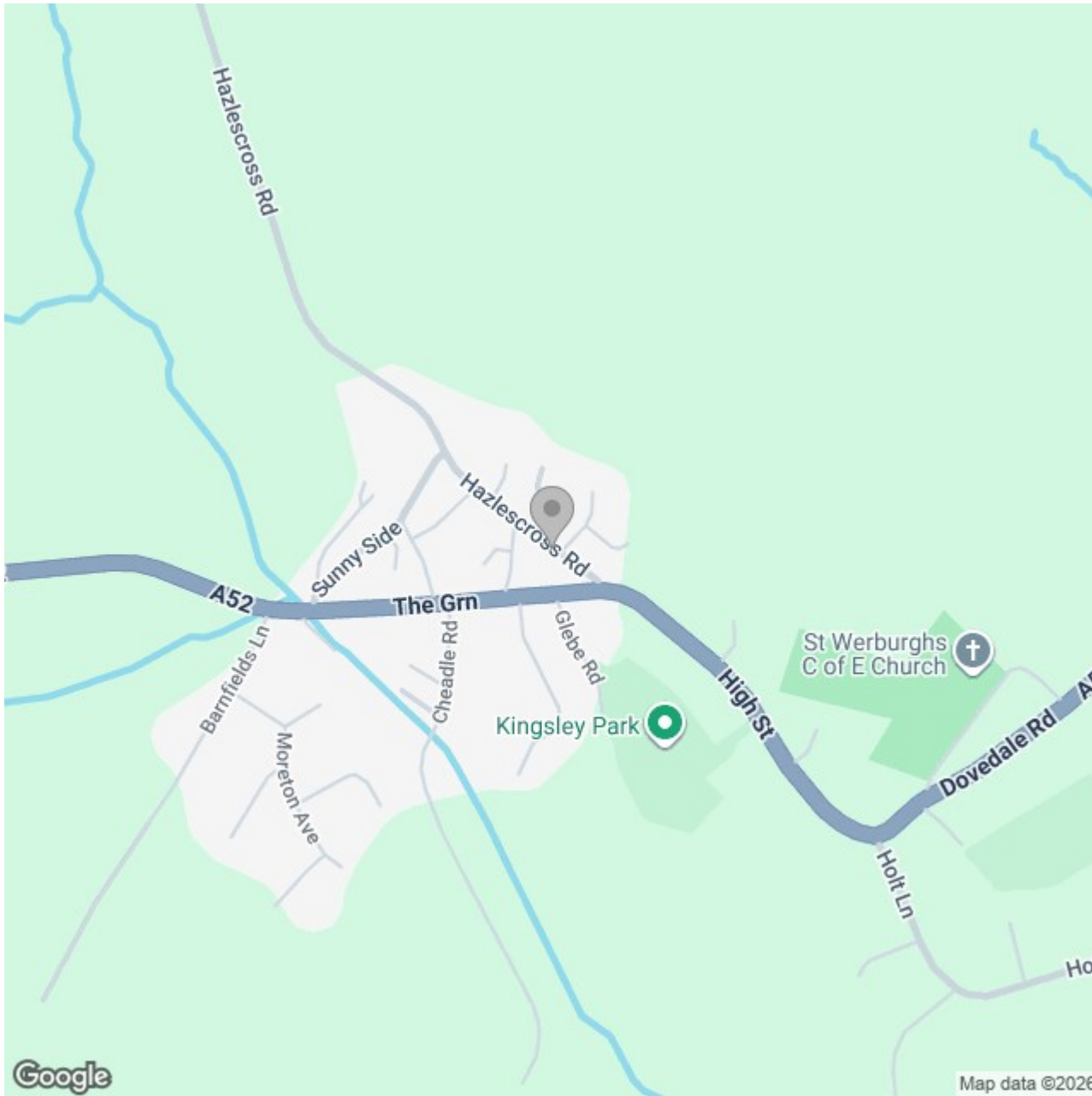
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	