ABODE
SALES & LETTINGS

Hazles Cross Road, Kingsley, STI0 2AX

£240,000



https://www.abodemidlands.co.uk







Occupying a delightful position within the highly sought-after village of Kingsley, this well presented three-bedroom detached home offers spacious and versatile accommodation, having been thoughtfully extended to create an ideal family home. Complemented by a substantial rear garden and far-reaching views across the surrounding countryside, the property perfectly combines village living with modern convenience.

The home benefits from double glazing, a contemporary fitted kitchen and a stylish four-piece family bathroom, whilst the flexible ground floor layout provides ample space for modern family life, home working and entertaining.

Kingsley is a popular Staffordshire Moorlands village, renowned for its picturesque countryside, scenic walks and welcoming community. The village offers a well-regarded primary school and village shop, whilst the nearby market town of Cheadle provides a wider range of shopping, leisure and educational facilities.

The accommodation briefly comprises;- an entrance hallway, living room, dining room, fitted kitchen, utility room and a versatile family room/home office to the ground floor. To the first floor are three bedrooms and a spacious family bathroom.

Offering generous living accommodation, a superb rear garden, beautiful countryside views and an enviable village location, this wonderful home is perfectly suited to growing families. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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Entrance Hallway
Composite entrance door, central heating radiator, and staircase rising to the first floor.

Living Room
Wooden double glazed windows to the front and side elevations, central heating radiator, and feature fireplace with multi-fuel stove.

Dining Room
Wooden double glazed windows to the rear and side elevations, central heating radiator, and built-in understairs storage cupboard.

Kitchen
Fitted with a range of modern base and eye-level units with complementary work surfaces incorporating a one and a half bowl stainless steel sink with drainer. Space and plumbing for a cooker, tiled splashbacks, uPVC double glazed window to the side elevation, internal glazed window overlooking the utility room, tiled flooring, central heating radiator, and door leading into the utility room.

Utility
Space and plumbing for a washing machine and fridge freezer, uPVC double glazed windows to the rear and side elevations, and uPVC double glazed door leading out to the rear garden.

Family Room/ Office
uPVC double glazed windows to the rear and side elevations, uPVC double glazed door leading out to the rear garden, central heating radiator, and spot lighting.

Landing
Loft access, uPVC double glazed window to the side elevation, and built-in storage cupboard.

Master Bedroom
Two wooden double glazed windows to the front elevation, central heating radiator, and built-in wardrobes.



Bedroom
uPVC double glazed window to the rear elevation overlooking the garden, central heating radiator.

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

Bathroom
Four-piece suite comprising WC, wash hand basin, panelled bath with handheld shower attachment, and large shower cubicle with rainfall and handheld shower. Partially tiled walls, uPVC double glazed windows to the side and rear elevations, central heating radiator, and built-in storage cupboard.





















Outside

The substantial rear garden is predominantly laid to lawn, creating a wonderful outdoor space for families to enjoy. Raised patio seating areas provide the perfect setting for al fresco dining and entertaining, whilst enjoying picturesque views across the gardens and the surrounding countryside. The garden is further complemented by a number of useful storage sheds, ideal for housing gardening equipment and outdoor furniture.

AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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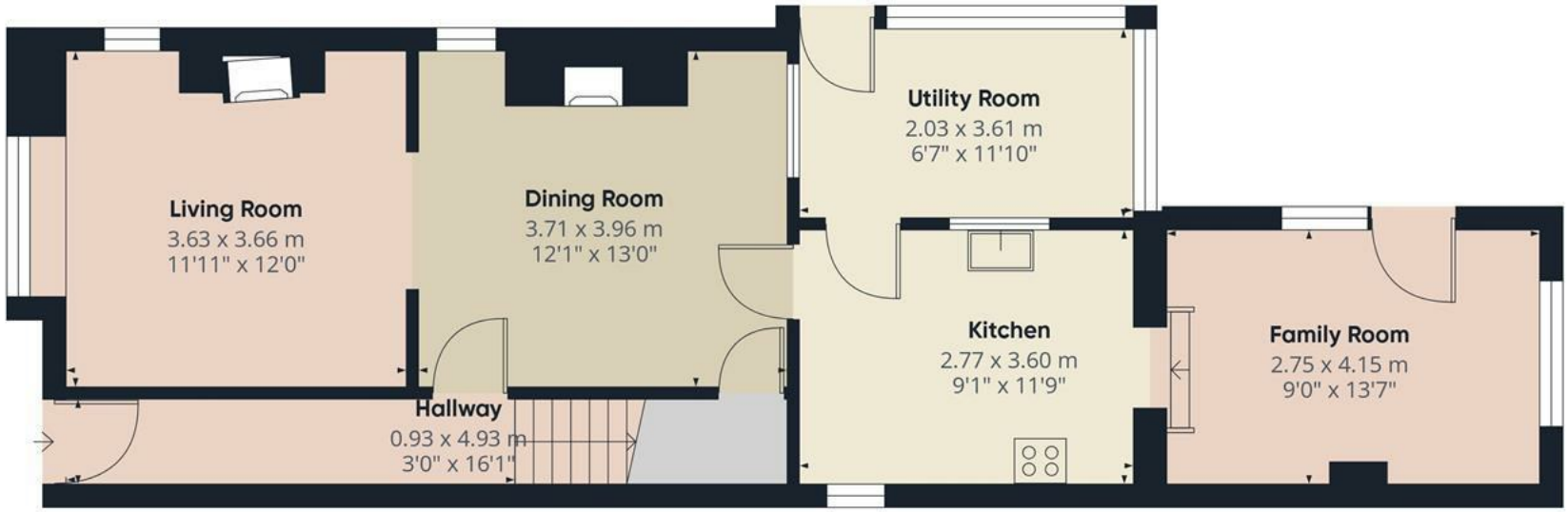












Floor 0





Floor 1

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Approximate total area(1)

104.9 m²

1131 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


29
Hazlescross Road
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Energy Efficiency Rating

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

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