





\*\*\* Two bedrooms and a loft room \*\*\* Generous rear garden  
\*\*\* Very well presented \*\*\*

Abode are delighted to present this deceptively spacious and beautifully maintained character home, offering three well-proportioned bedrooms and a generous rear garden.

Blending charming features with modern comforts, this property is presented to an excellent standard throughout. Notable highlights include a feature multi fuel burner in the living room, gas central heating, solar panels and double glazing throughout the property.

Ideally situated in the highly sought-after village of Kingsley, the home enjoys picturesque countryside right on the doorstep, along with convenient access to a local shop and primary school. The nearby town of Cheadle is just a short drive away, providing a wider selection of shops, schools, and everyday amenities.

The accommodation briefly comprises;- a welcoming living room, a spacious kitchen diner, and a ground floor WC. To the first floor there are two bedrooms and a generous family bathroom, whilst the second floor hosts a loft room which can be utilised as a third bedroom, offering flexible living space.

This versatile home is perfectly suited to a range of buyers, including first-time purchasers, growing families, downsizers, or those seeking a peaceful countryside retreat. Early viewing is highly recommended.



## Living Room

UPVC double glazed window to the front elevation, door leading in from the front, multi fuel burner.

## Kitchen Diner

Base and eye level units with complimentary wooden worktops, one and a half bowl stainless steel sink with draining board, integrated cooker and grill with hob and extractor hood above. Space and plumbing for a washing machine and fridge freezer, island, tiled flooring and tiled splash back, access to the cellar. Ample space for a dining table and chairs, bench and storage, UPVC double glazed window to the rear elevation and door leading out into the garden.

## WC

WC and wash hand basin, tiled flooring.

## Landing

Wooden flooring, stairs leading to the second floor.

## Master Bedroom

UPVC double glazed window to the front elevation, two sets of built in wardrobes, panelling and central heating radiator.

## Bedroom

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

## Bathroom

WC, wash hand basin, bath and double shower cubicle with hand held and waterfall shower head. Towel radiator, Velux window and UPVC double glazed window to the rear elevation.



## Second Floor Bedroom

Velux windows to the rear elevation, central heating radiator and loft access.

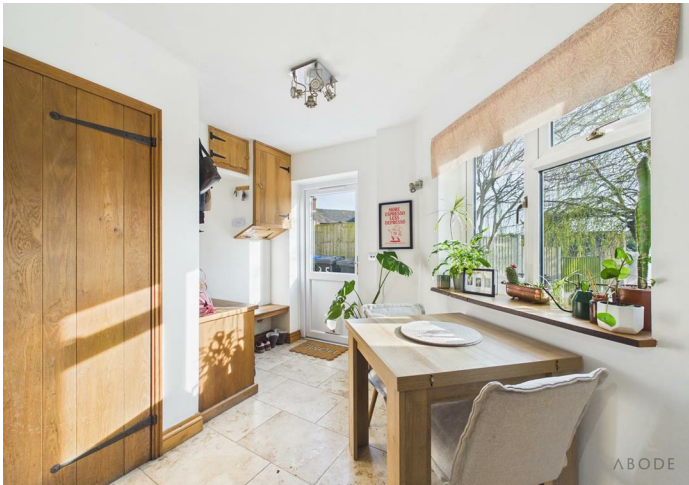
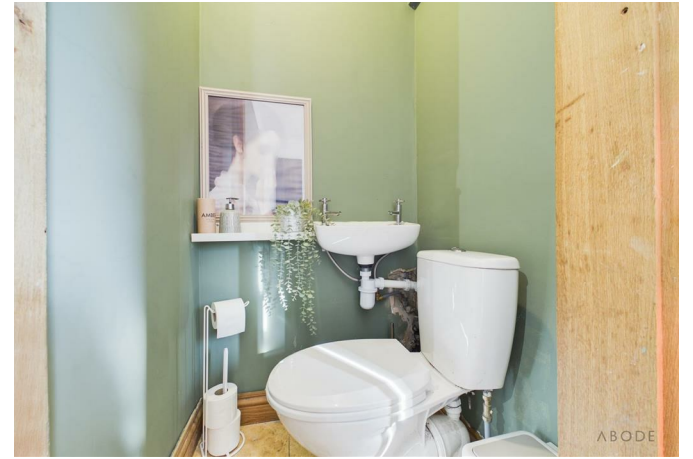
## Outside

Generous cottage garden providing the perfect outdoor retreat!

The garden comprises of gravel, paved and lawned areas, with well stocked borders and mature trees. Curved seating area and garden shed with UPVC door and window.

## Disclaimer

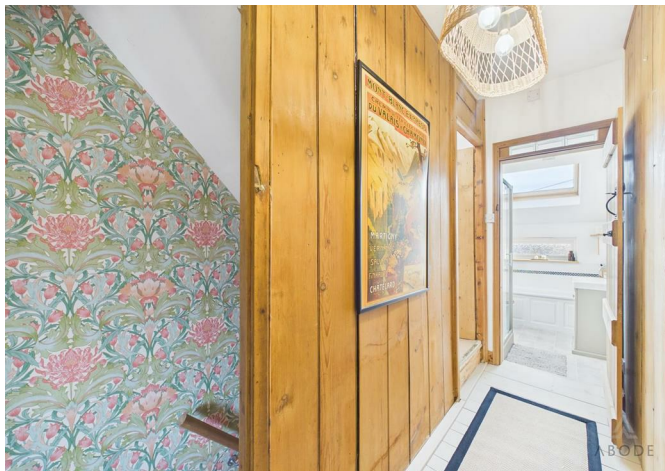






Please note that we cannot guarantee the accuracy of the boundary plans provided- these will need to be confirmed by solicitors.



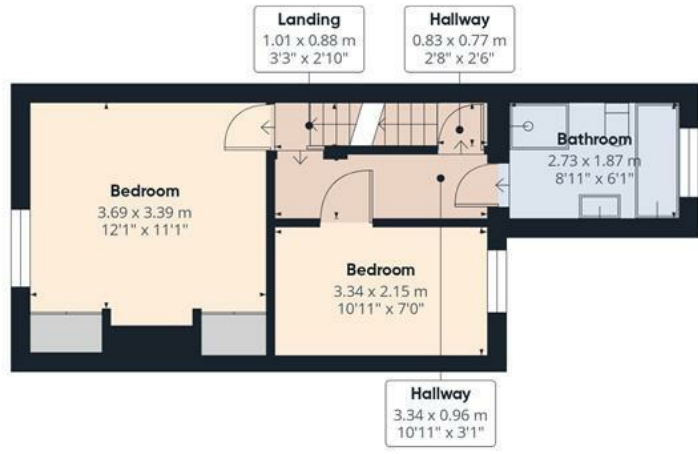








Floor 0



Floor 1



Floor 2

**Approximate total area<sup>m</sup>**  
83.1 m<sup>2</sup>  
895 ft<sup>2</sup>

**Reduced headroom**  
5.1 m<sup>2</sup>  
54 ft<sup>2</sup>

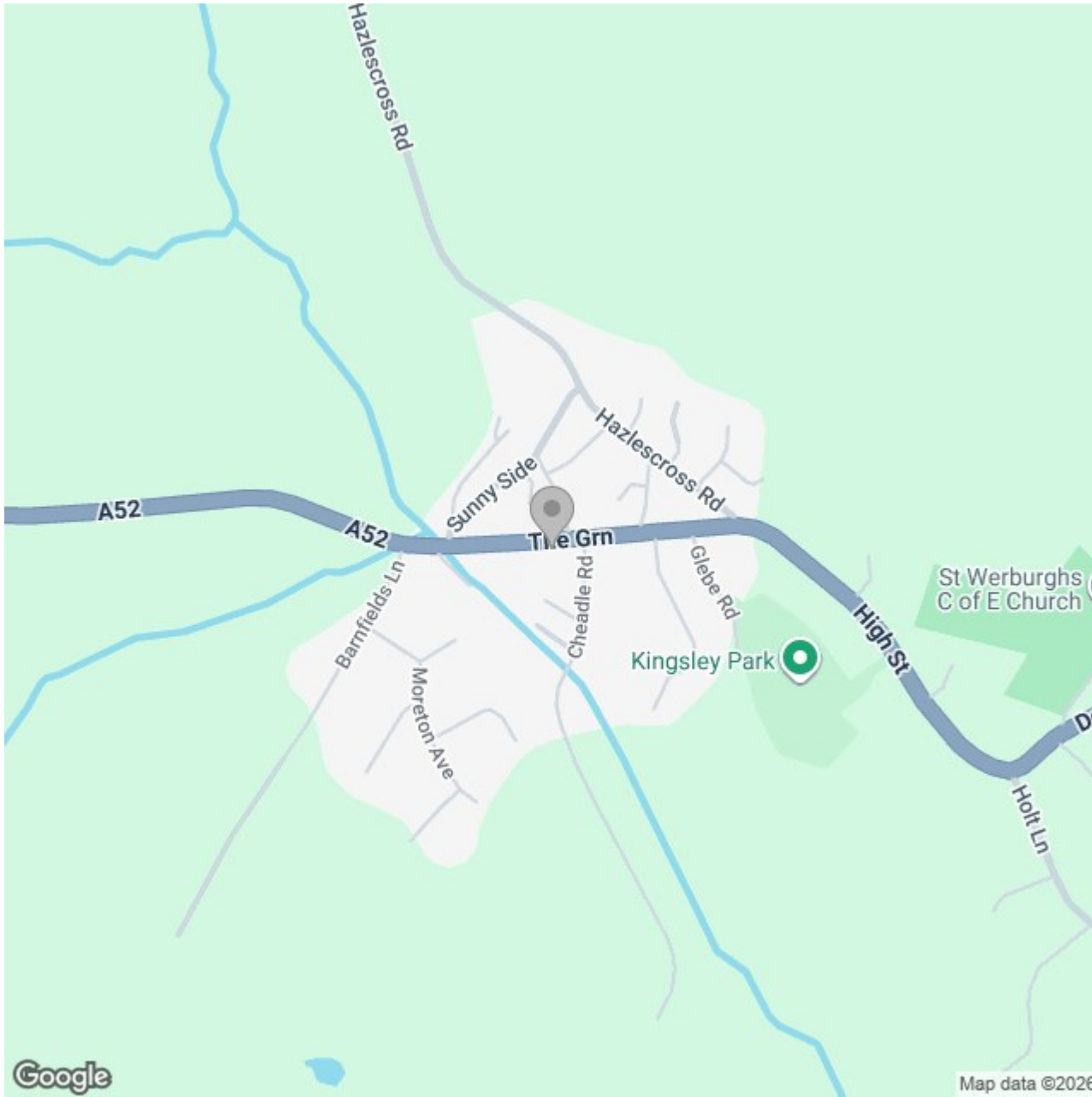
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

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

GIRAFFE360





### Energy Efficiency Rating

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