

# High Street

Kingsley, Stoke-on-Trent, ST10 2AF



**Ideal FTB, Home Move or Buy to Let Investment, is this immaculately maintained and presented home enjoying fabulous, far reaching views to the reach and adjoining off-road parking.**

**£182,500**



**John German** 

Internal inspection and early consideration of this lovely, modern home is strongly recommended. Whether looking to make your first step onto the property ladder, moving up or down the property ladder, or for a Buy to Let investment. Immaculately maintained by the current owners since new, the views to the rear over the surrounding countryside are fabulous.

Situated in this popular village within walking distance to amenities including the First School, village hall with post office, and the church. Located on the A52 which provides easy access to the surrounding towns of Cheadle, Leake and Uttoxeter, plus the cities of Stoke-on-Trent and Derby. The Caldron Canal is nearby, providing toe path walks and access to Hetty's Tea Shop found at Froghall.

#### Accommodation

A part obscured, double glazed entrance door leads to the hall which has laminated wooden flooring and doors to the ground floor accommodation, plus the fitted guest cloakroom/WC.

The well-proportioned lounge extends to the full width of the property, having stairs rising to the first floor with a cupboard below, and a front facing window.

At the rear of the property, the dining kitchen also extends to the full width, having a range of base and eye level units with work surfaces and inset sink unit set below the window, enjoying the fabulous outlook, together with a fitted gas hob with extractor over and oven under, plus space for further appliances. French doors open out to the garden, also enjoying those wonderful views.

To the first floor, the landing has a side facing window and built-in storage cupboard, plus doors leading to the three bedrooms, two of which can accommodate a double bed, and the rooms to the rear enjoy far reaching views.

Completing the accommodation is the fitted family bathroom, which has a white three-piece suite comprising panelled bath with mixer shower and glazed screen over.

Outside to the rear, timber decking provides a lovely entertaining area leading to the delightful, enclosed garden which enjoys a degree of privacy, far reaching views, gravelled borders and shrubs, space for a shed and gated access to the front.

To the front, is a low maintenance, gravelled, enclosed fore garden leading to the adjoining parking for two cars at the side of the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

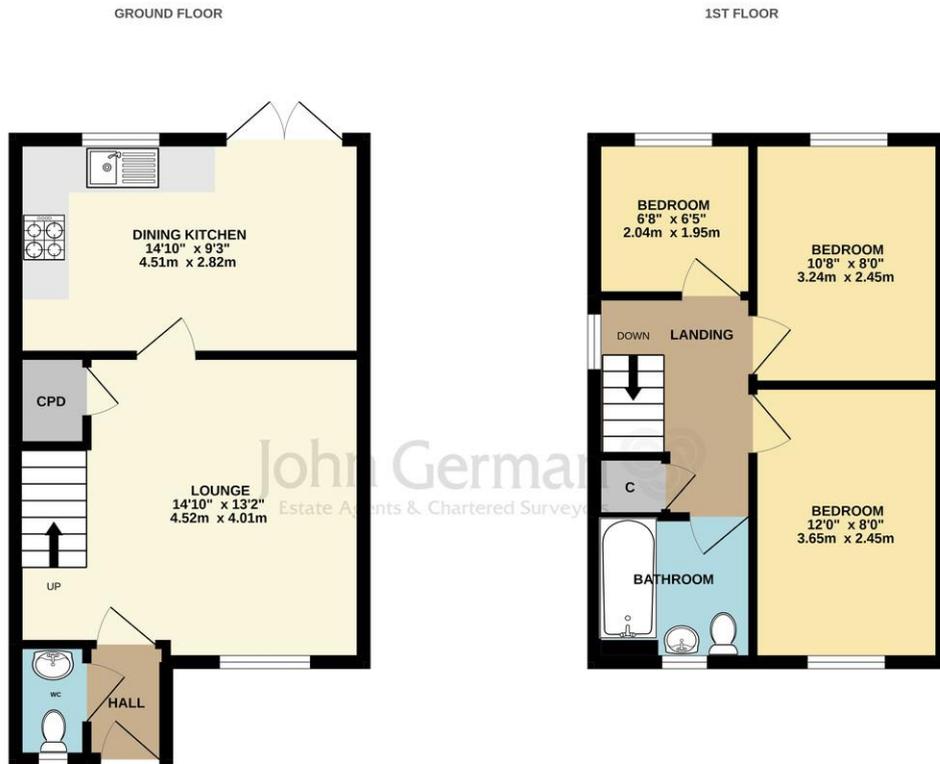
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffs Moorlands.gov.uk/article/568/Search-and-track-planning-applications](http://www.staffs Moorlands.gov.uk/article/568/Search-and-track-planning-applications)

**Our Ref:** JGA/21062022

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Referral Fees**  
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