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46 Shawe Park Road, Kingsley Holt, ST10 2DJ

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Offers In The Region Of £305,000

(Subject to Contract)

Description

This good-sized detached property is located in the highly sought after Staffordshire Moorlands village of Kingsley Holt, and enjoys a generous plot with open fields to the rear aspect.

Kingsley Holt is a popular Moorlands village, nestled beside the Churnet Valley. Local walks and a public house are conveniently located to the property. There are public transport links to local towns and good road links to the market towns of Ashbourne, Leek and Cheadle.

The property requires some updating and improvement but offers great potential for someone wanting to create their dream home.

The property benefits from double glazing and gas fired central heating and comprises of :

Entrance Porch, Entrance Hall, Lounge, Living Room, Kitchen, Rear Hall / Utility Area, Shower Room to the ground floor. Landing Area, Two Bedrooms, Third Bedroom / Nursery / Office Room and First Floor Bathroom.

There are good-sized gardens to both the front and rear aspects, laid mainly to lawn with display borders. A long driveway providing ample off street parking leads to a large detached garage / workshop, which backs onto fields at the rear. There is also an additional separate garage.

The property is offered For Sale with No Upward Chain involved.

Entrance Porch

Tiled floor. Access to:

Entrance Hall



Stairs off.

Lounge 4.29m x 3.94m (14'1 x 12'11)

Wood flooring. Radiator. Open fire.

Living Room 3.96m x 3.35m (13' x 11')

Radiator. Gas fire.

Kitchen 4.09m x 2.69m (13'5 x 8'10)

Wall and base units. Aga. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob. Electric oven. Radiator. Pantry off.

Rear Porch / Utility Area

Side door. Plumbing point.

Shower Room 2.64m x 2.29m (8'8 x 7'6)

Shower cubicle. W.c. Wash basin. Wall mounted boiler. Tiled floor. Radiator.

Landing Area

Loft access. Storage cupboard.

Bedroom 3.96m x 4.29m (13' x 14'1)

Radiator. Built in storage cupboard.

Bedroom 3.35m x 3.96m (11' x 13')

Radiator. Built in storage cupboard.



Bedroom / Nursery / Study 2.26m x 1.70m (7'5 x 5'7)

Window to rear.

Bathroom 2.72m x 1.70m (8'11 x 5'7)

Bath with feeder shower. W.c. Wash basin. Radiator.

Outside

Good-sized gardens to both front and rear aspects, laid mainly to lawn with display borders. A long driveway providing ample off- street parking leads to a large detached garage / workshop, which backs onto fields at the rear. There is also an additional separate garage.

Large Detached Garage (22'10 x 12') with inspection pit.

Separate - Sectional concrete garage.

Viewing

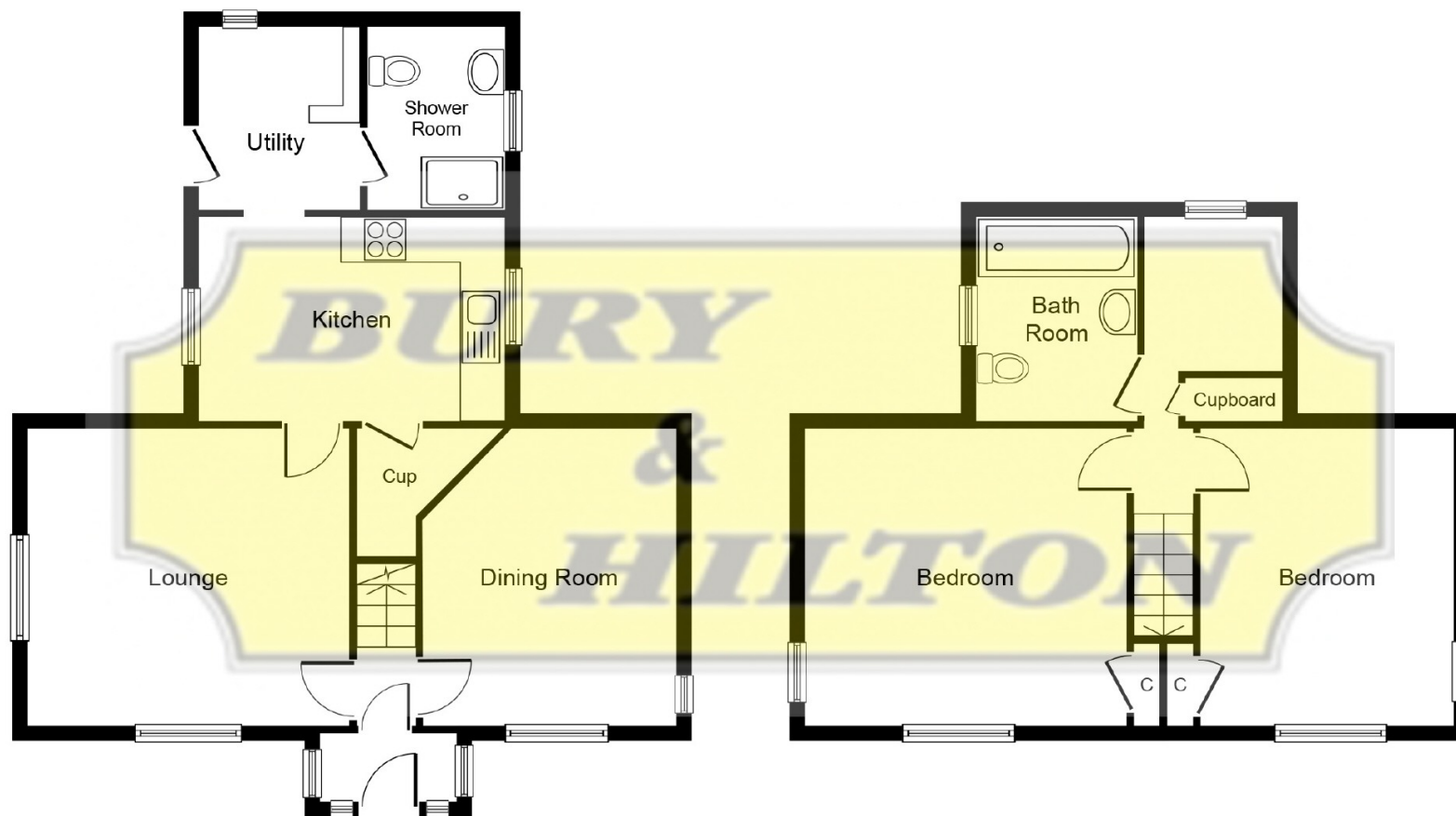
By prior appointment through the Agents.

Please note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.







Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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