



## 32 Sidney Drive, Kingsley Holt

£225,000 Freehold

A beautifully presented three bedroom semi-detached home situated in the quiet village of Kingsley Holt with no chain. • Lovely living space including a living dining room with breakfast kitchen, versatile reception room and utility room. • Three excellent sized bedrooms with bathroom having separate W/C with further converted loft area. • Lying on a generous plot with beautifully mature garden having lovely shrubs, trees and bushes with gorgeous far reaching countryside views. • Having off road parking to the front with the market town of Cheadle just a short drive away, with good local schools and amenities all within walking distance.





Step back in time and discover the classic charm of this beautifully presented three bedroom semi-detached home, nestled in the quiet village of Kingsley Holt. Full of character and warmth, this home captures the essence of modern day living with thoughtful details, rich textures and nostalgic touches throughout. From the moment you enter you're greeted with this space this fabulous home has on offer with a large entrance hallway with cloaks space leading into the breakfast kitchen which is fitted with wooden cupboards and has ample space for all necessary appliances. The inviting living room features a traditional fireplace with log burning stove and has plenty of room for a dining table, perfect for entertaining guests! A useful utility area and further versatile room complete the downstairs space. Upstairs, the master bedroom lies to the back of the home with gorgeous views over towards the neighbouring countryside, bedroom two and three are good sizes with a modern bathroom having jacuzzi bath with shower over and vanity sink unit. A staircase leads from the entrance to bedroom two up to a converted loft space which is excellent extra storage or could be used for another purpose with walk in eaves storage. Sitting on a lovely plot, the outside space is a picture of serenity with mature bushes, shrubs and lawn with quaint patio for al fresco dining! A driveway to the front gives room for ample off-road parking. Situated in Kingsley Holt with surrounding countryside perfect for outdoor activities yet being close to good schools and local amenities with the market town of Cheadle just a short drive away.

\*This property has no chain.\*





Charming 3-bed semi-detached in Kingsley Holt village. Spacious rooms, traditional fireplace, converted loft. Serene garden, ample parking. Close to schools, amenities, outdoor activities. Council Tax band: B

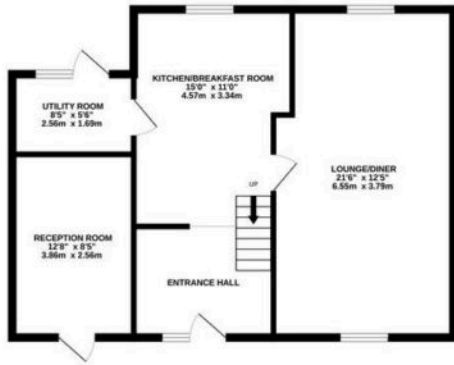
Tenure: Freehold

EPC Energy Efficiency Rating: D

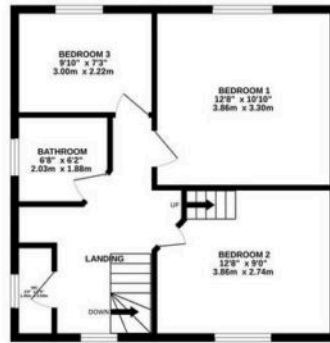
EPC Environmental Impact Rating: D



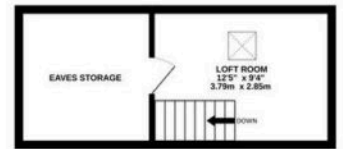
GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR  
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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