



## 10 The Green, Kingsley

£100,000 Freehold

Loves Sunny Evenings A South-West facing garden made for soaking up the afternoon sun, ideal for wine o'clock and getting to know each other better. • Bright Personality! A spacious lounge with a bow window that lets the light flood in, because confidence (and good lighting) changes everything. • Ready for a Glow-Up Not quite love at first sight... but with the right partner and a little TLC, this one could be The One. • Great at Hosting! A generous kitchen diner with loads of storage and space for a big table, perfect for dinner dates, brunches, and showing off your culinary skills. • Comfortable & Committed! Two solid double bedrooms upstairs, including one with built-in wardrobe space (because everyone appreciates good storage in a long-term relationship.)



“No likey, no lightey!” Well... it may not be love at first sight, but this home has plenty of potential to become something truly special with a little care and imagination. Located in the heart of Kingsley, this property is an ideal opportunity for first-time buyers or investors looking for a project that could really pay off. Step up to the welcoming front alcove and through the door into a spacious lounge, where a charming bow window fills the room with natural light and an electric fire adds a cosy touch. From here, the home opens into a generously sized kitchen diner, complete with ample cabinetry for storage and plenty of space for a large dining table which is practical, functional, and ready to be tailored to your own style. The ground floor also features a bathroom fitted with a shower over the bath. Upstairs, you'll find two well-proportioned double bedrooms, one of which benefits from built-in wardrobe space. To the rear, a low-maintenance garden provides a pleasant spot to sit out and enjoy the sunshine, perfect for a small alfresco dining set in the warmer months. Kingsley is a charming village in the Staffordshire Moorlands, offering peaceful countryside walks right on your doorstep. For everyday amenities and a wider selection of shops, supermarkets, and eateries, the town of Cheadle is just a ten-minute drive away. Looking for a home you can truly make your own? Book your viewing today.



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Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



GROUND FLOOR 350.39 sq. ft.  
( 32.55 sq. m. )



1ST FLOOR 276.89 sq. ft.  
( 25.72 sq. m. )



TOTAL FLOOR AREA - 627.28 sq. ft. ( 58.28 sq. m. ) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, corridors, rooms and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown hereon are not to be taken as a guarantee. All to their satisfaction or otherwise call for plan. Issue with 10/10/2018 05:22



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