



Dovedale Road, Kingsley, ST10 2AD.
£225,000

Whittaker Est. 1930
& Biggs

Dovedale Road, Kingsley, ST10 2AD.

A fantastic opportunity to purchase a three bedroom home full of charm and character. The property is located in a semi-rural location of Kingsley delightfully situated commanding far reaching views over the surrounding countryside. A great family home, being within the catchment for various good local schools to include Kingsley, Cheadle Academy, Moorside High School and Painsley Catholic College. The ground floor boasts a living room with log burning fire, Parquet flooring and bay windows. In addition to a on open plan kitchen/ dining room with traditional and modern features such as Velux style skylight, patio doors, Blanco ceramic one and a half sink with drainer and Brita filter mixer tap, as well as a good range of units to the base and eye level, six ring gas hob, double oven, exposed wooden beam and breakfast bar. The home also benefits from a utility having plumbing for both a washing machine and dishwasher, stainless steel sink and a range of units to the base and eye level. To the first floor the home has three sizeable bedrooms and shower room with vanity wash hand basin, WC and double shower cubicle. Externally to the home has an impressive driveway for several cars plus to the rear having a large garden with area laid to lawn, stone slab walkway and garage. A viewing is highly recommended to appreciate this homes plot, specification and location.

Situation

This home is delightfully situated commanding far reaching views over the surrounding countryside. A great family home, being within the catchment for various good local schools to include Kingsley, Cheadle Academy, Moorside High School and Painsley Catholic College. The closest towns are Leek and Cheadle, both being busy market towns and benefit from many traditional shops and supermarkets.



Hallway

Composite style door to the front with feature window above, original red herringbone pattern tiled floor, radiator, staircase to the first floor, under stairs storage, NEST learning thermostat.

Living Room

Parquet flooring, UPVC double glazed bay window to the front elevation, radiator, multi fuel stove with stone hearth, brick surround.

Utility Room

Range of units to the base and eye level, plumbing for washing machine, plumbing for dishwasher, Glow Worm boiler, stainless steel sink unit with tap, UPVC double glazed window to the rear elevation, stable style door to the side elevation, radiator.

Kitchen/Dining Room

Good range of units to the base and eye level, breakfast bar, Blanco ceramic sink with drainer and chrome mixer tap with Brita filter attached, six ring gas hob, double oven, grill, extractor above, space for freestanding fridge/freezer, UPVC double glazed window to the side elevation, radiator. Dining Room: radiator, Velux style skylight, UPVC double glazed patio doors to the rear elevation, Parquet flooring, exposed wooden beams,

First Floor

Landing

UPVC double glazed window to the side elevation.

Shower Room

Part tiled surround, chrome heated ladder radiator, lower level WC, vanity wash hand basin, double shower cubicle, UPVC double glazed window to the rear elevation.

Bedroom One

UPVC double glazed bay window to the front elevation, radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, loft access via ladders.

Bedroom Three

UPVC double glazed window to the front elevation, radiator.

Loft Room

Access via ladders, Velux style window to the rear elevation, power and light connected.

Outside

Externally to the front is tarmacadam driveway, fenced boundaries, mature trees, plants and shrubs.

Rear Garden

Area laid to lawn, stone slabbed patio, stone slabbed walkway, hedged boundaries, outside tap.

Garage

Two double doors, two window to the side elevation.

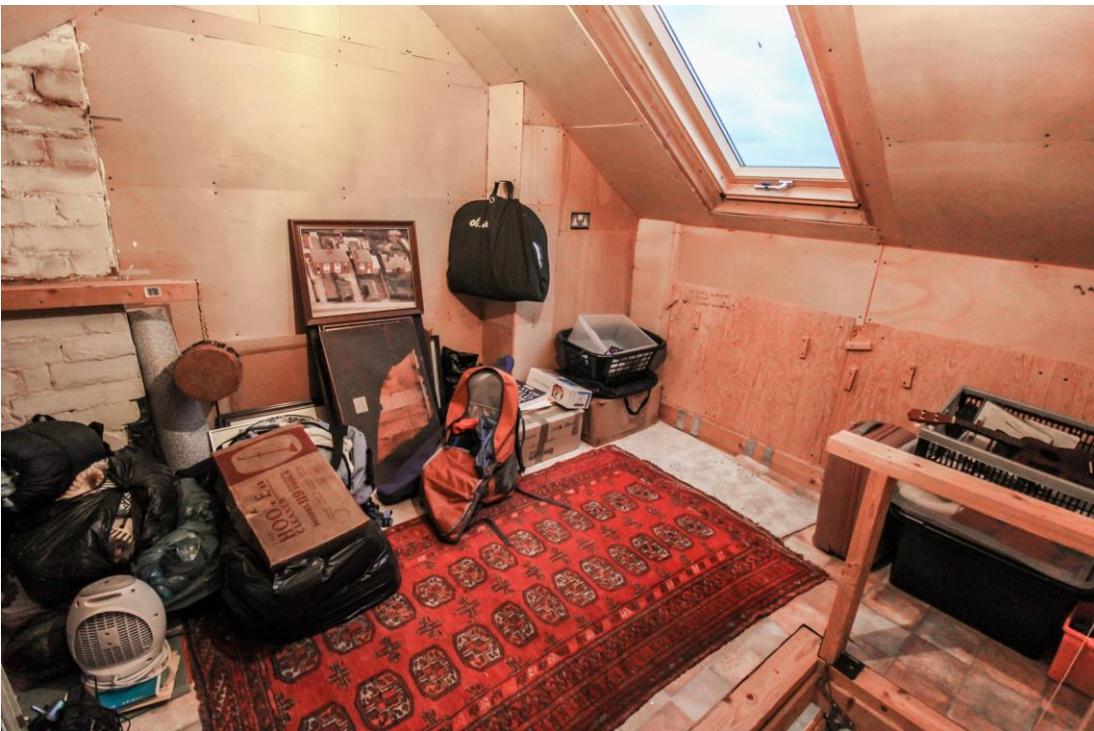


Note:
Council Tax Band: C

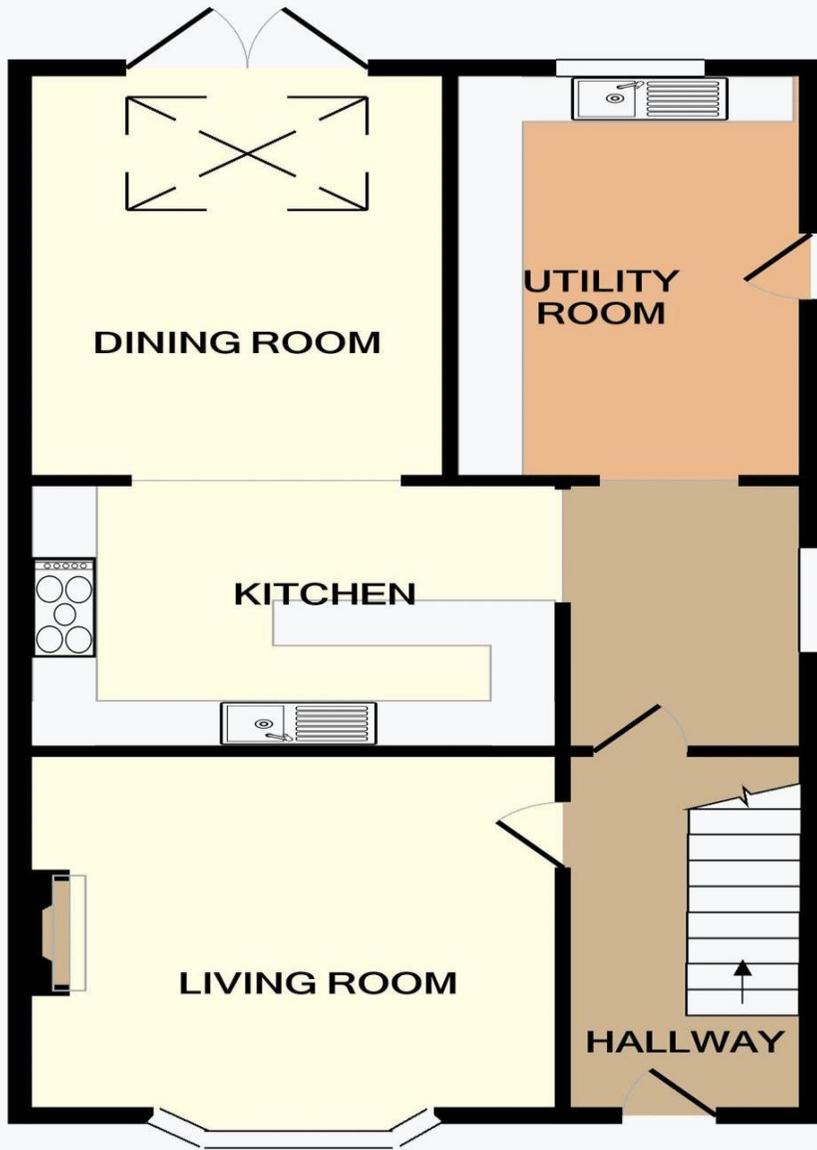
EPC Rating: C

Tenure: believed to be Freehold









GROUND FLOOR
 APPROX. FLOOR
 AREA 494 SQ.FT.
 (45.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 363 SQ.FT.
 (33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2020



Directions

From our Derby Street, Leek, offices proceed out of the town on the A523 Ashbourne Road. Follow this road proceeding out of the town and passing through the village of Bradnop. Upon reaching the village of Bottomhouse, adjacent to the Green Man public house, turn right into the B5053 Bottom Lane signposted Ipstones. Follow this road for approximately four miles proceeding straight ahead through the village of Ipstones and upon reaching the roads extremity, at the 'T' junction turn right onto the A52. Follow this road for approximately a quarter of a mile and as the road forks continue straight. Follow this road, proceeding up the bank and as the road levels out, the property is situated on the left hand side, clearly identifiable by Whittaker & Biggs 'For Sale' board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST13 6HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**