



## 30 High Street, Stoke-On-Trent, ST10 2AE

**Guide price £110,000**

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GUIDE PRICE £110,000 - £120,000

An exciting opportunity to acquire a two-bedroom semi-detached property situated within the popular village of Kingsley. Boasting neutral interiors throughout, this property is ideal for first time buyers or investors alike.

## Denise White Estate Agents Comments

Situated in a pleasant residential setting with views over the surrounding countryside, this two-bedroom semi-detached property presents an excellent opportunity for first-time buyers, investors, or those looking to add value through modernisation.

Internally, the home is neutrally decorated throughout and offers a well-proportioned living room filled with natural light. To the rear, a useful porch area provides access to the rear. The kitchen is fitted with shaker-style cabinets, with stairs leading to the first-floor accommodation.

Upstairs, there are two bedrooms—a spacious double and a good-sized single, ideal as a child's room or home office. Both rooms enjoy a pleasant outlook across open countryside and are serviced by a well-appointed shower room.

Externally, the property offers a parking space to the front, suitable for one vehicle.

## Location



Kingsley is a small village in the Staffordshire Moorlands near to Cheadle, and situated on the A52 from Stoke on Trent to Ashbourne. set in a picturesque location just to the south-west of the Peak District National Park. It's nearby to the Cauldon canal, and the Churnet Valley steam train pulls into Froghall station. With an abundance of beautiful rural walks and within easy reach of other

local areas of interest such as Consall, which is home to The Tawny; a stunning boutique hotel and restaurant. As well as Hetty's Tearoom which is just down the road in Froghall, Dimmingsdale which offers beautiful country walks as well as the Ramblers Retreat tearoom and the famous Chained Oak of Alton, of course the village of Alton itself with Alton Towers and Denstone with its wonderful Farm Shop.

## Living Room

12'5" x 13'6" (3.80 x 4.13 )



Fitted carpet. Wall mounted radiator. UPVC door to the front aspect. UPVC double glazed window to the front aspect. Dado rail. Two wall lights. Ceiling light. Access into: -

## Kitchen

10'2" x 10'2" (3.12 x 3.10 )



Tiled flooring. Range of shaker style wall and base units with laminate worksurfaces above. Integrated electric oven with gas hob and extractor above. Stainless steel sink and drainer unit with mixer tap above. Undercount storage for washing machine and fridge. UPVC double glazed window to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light

## Rear Porch

7'3" x 2'11" (2.23 x 0.89 )



Tiled flooring. UPVC door to the rear aspect. Ceiling light.

## First Floor Landing

Fitted carpet. UPVC double glazed window to the rear aspect. Loft access. Ceiling light.

## Bedroom One

12'6" max x 13'7" max (3.83 max x 4.16 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Two

7'3" x 10'2" (2.21 x 3.11 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Over stairs, storage cupboard, housing cylinder. Ceiling light.

## Bathroom

5'7". x 6'0" (1.72. x 1.83 )



Wood effect vinyl flooring. Low-level WC. Wall mounted radiator. Vanity unit incorporating wash and basin. Shower enclosure with electric shower. UPVC obscure double glazed window to the front aspect. Extractor fan. Ceiling light.

## Outside



To the front of the property there is parking facilities for one small vehicle.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **WE WON!**



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and

understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

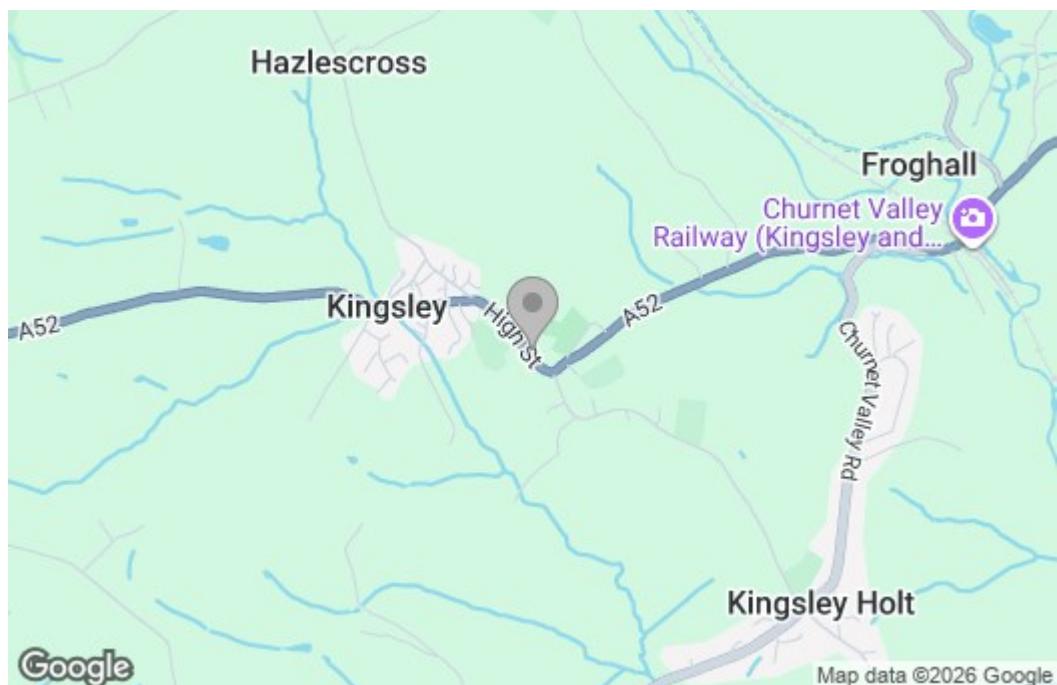
## Floor Plan



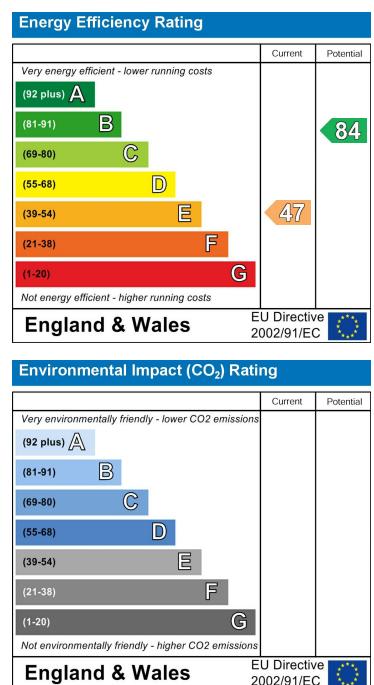
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.