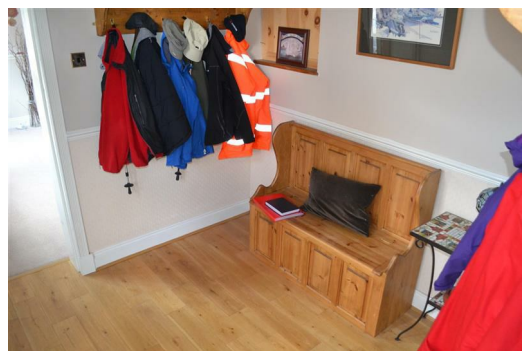




## 77, High Street, Kingsley, Stoke-On-Trent, Staffordshire, ST10 2AF

BetterMove is pleased to present this fantastic four bedroom semi-detached character property situated in the Village of Kingsley offering commanding views of the beautiful open countryside. With UPVC double glazing this property also benefits from off street parking that can easily accommodate 5 cars and new gas central heating boiler. Large rooms throughout the property with a generous back garden with patio.

Located next to the A52 this property has easy access to Stoke-on-Trent and is in between the M1 and M6 Local amenities are easily accessible and schools are within walking distance.



- Reception 1 29'6" x 13'5" (9.0m x 4.1m )
- Reception 2 24'11" x 17'0" (7.6m x 5.2m)
- Kitchen 22'11" x 13'5" (7.0m x 4.1m)
- Utility Room 7'10" x 4'3" (2.4m x 1.3m)
- Study 12'1" x 4'7" (3.7m x 1.4m)
- Down stairs Bathroom 10'9" x 6'2" (3.3m x 1.9m)
- Bathroom 11'1" x 5'10" (3.4m x 1.8m)
- Bedroom 1 17'4" x 13'9" (5.3m x 4.2m)
- Bedroom 2 15'5" x 14'1" (4.7m x 4.3m)
- Bedroom 3 17'0" x 11'5" (5.2m x 3.5m)
- Bedroom 4 13'9" x 9'6" (4.2m x 2.9m)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	82
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

