DENISE WHITE™
BESPOKE ESTATE AGENT









16 Haste Hill Avenue, ST10 2BB

Offers in the region of £210,000

"Create The Home You've Always Imagined."

Situated in the sought-after village of Kingsley, this three-bedroom mid-terraced home offers spacious accommodation and excellent potential throughout. Featuring three double bedrooms, a generous rear garden and neutral interiors throughout, it presents an ideal opportunity for buyers looking to create a home of their own.

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Denise White Agent Comments

Situated in the popular village of Kingsley, this three-bedroom mid-terraced home presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Offering well-proportioned accommodation throughout and further potential, the property would suit first-time buyers, families or investors alike.

The accommodation comprises a welcoming entrance hallway leading into a spacious lounge overlooking the front aspect, while the fitted kitchen is complemented by a separate dining room, offering exciting potential to be opened up (subject to any necessary consents) to create a generous open-plan kitchen/dining space. To the rear is a useful porch with access to a utility room and WC, along with an external store room providing additional storage.

To the first floor are three well-sized double bedrooms and a family bathroom.

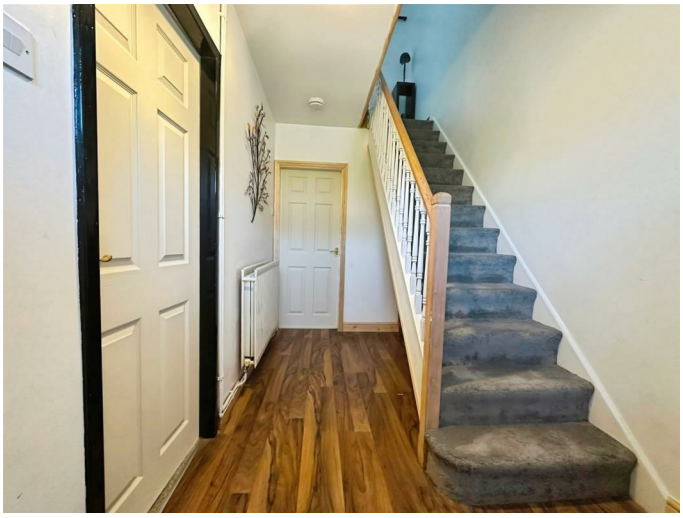
Externally, the property benefits from a generous rear garden which offers plenty of scope for landscaping and improvement, creating an enjoyable outdoor space.

Overall, this is a home with fantastic potential in a desirable village location, ready for its next owner to make it their own.

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.

Entrance Hallway



Composite door to the front aspect. Radiator. uPVC window to the front aspect. Stairs leading to first floor accommodation. Ceiling light. Doors leading into : –

Lounge

13'10" x 10'11" (4.22 x 3.33)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Kitchen

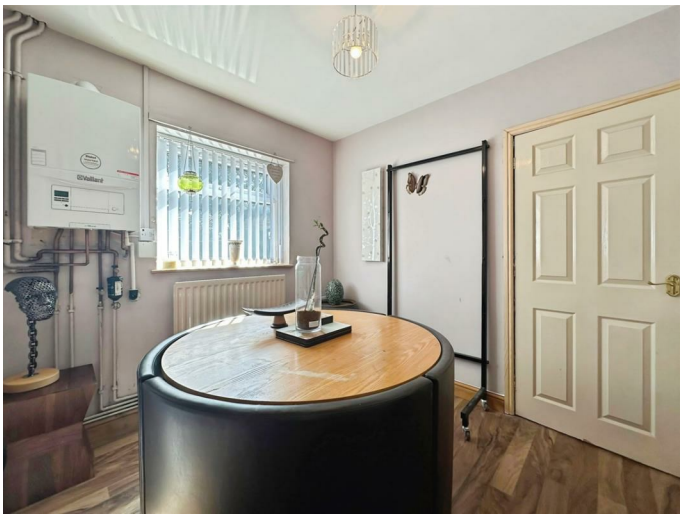
12'2" x 9'2" (3.71 x 2.81)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit. Radiator. Space for cooker, space for fridge freezer. uPVC window to the rear aspect. Ceiling light. Doors leading into :-

Dining Room

9'3" x 7'9" (2.84 x 2.37)



Laminate flooring. Radiator. Combination boiler. uPVC window to the rear aspect. Ceiling light.

Rear Porch

5'4" x 4'3" (1.64 x 1.31)

Tiled flooring. Composite door to the rear aspect. Ceiling light. Doors leading into :-

Laundry

4'4" x 4'4" (1.34 x 1.33)

Tiled flooring. Plumbing for washing machine. Space for dryer. Ceiling light.

WC

4'5" x 2'1" (1.37 x 0.64)

Low level WC. Window. Ceiling light.

Store Room

7'7" x 5'8" (2.33 x 1.74)

Bedroom One

10'11" x 10'6" (3.35 x 3.22)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

15'11" x 9'3" (4.86 x 2.84)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

13'4" x 7'6" (4.08 x 2.29)



Carpet. Radiator. Built-in over stair storage. uPVC window to the front aspect. Ceiling light.

Bathroom

5'11" x 5'1" (1.82 x 1.57)



Fitted with a suite comprising of freestanding bath, shower attachment, low-level WC, vanity wash handbasin. Vinyl flooring. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

Agent Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band A

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.

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!

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 Will 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.

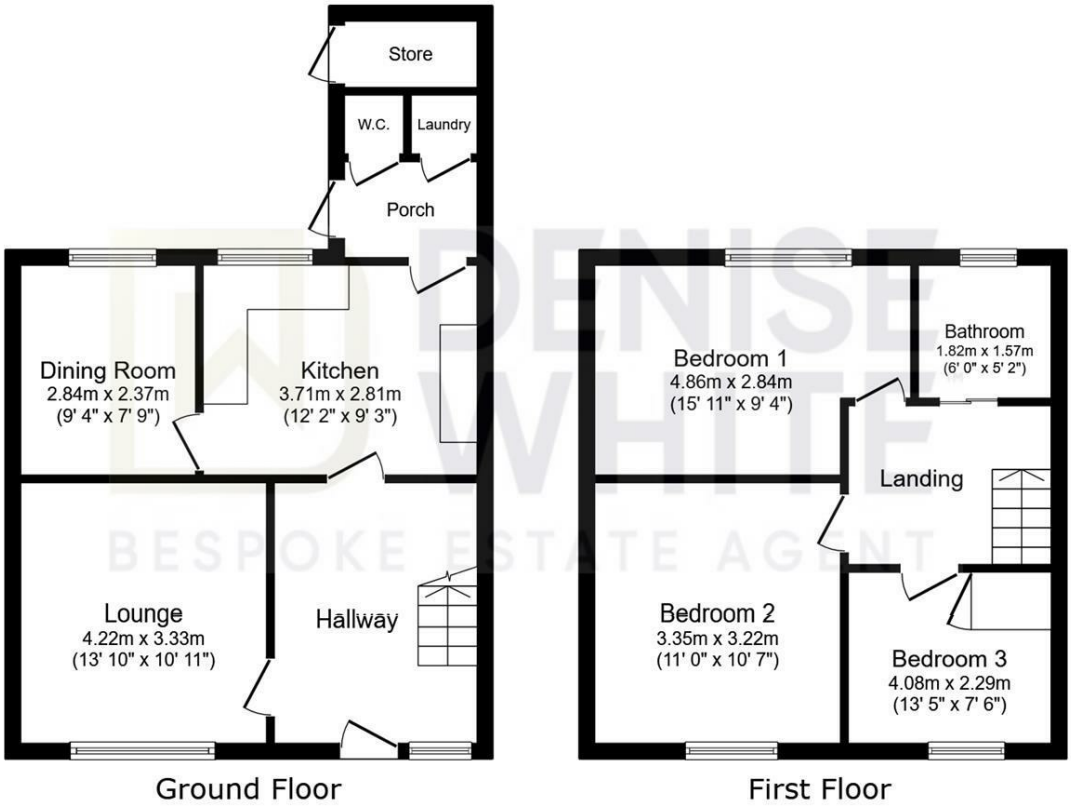
Need A Mortgage?

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

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



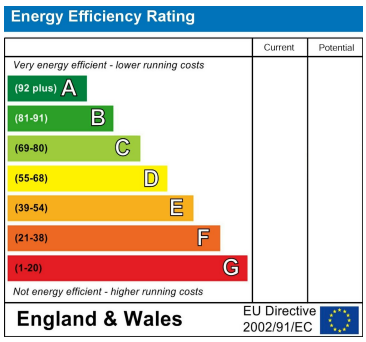
Total floor area: 85.5 sq.m. (921 sq.ft.)

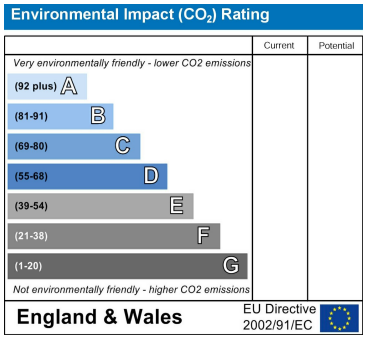
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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.

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