



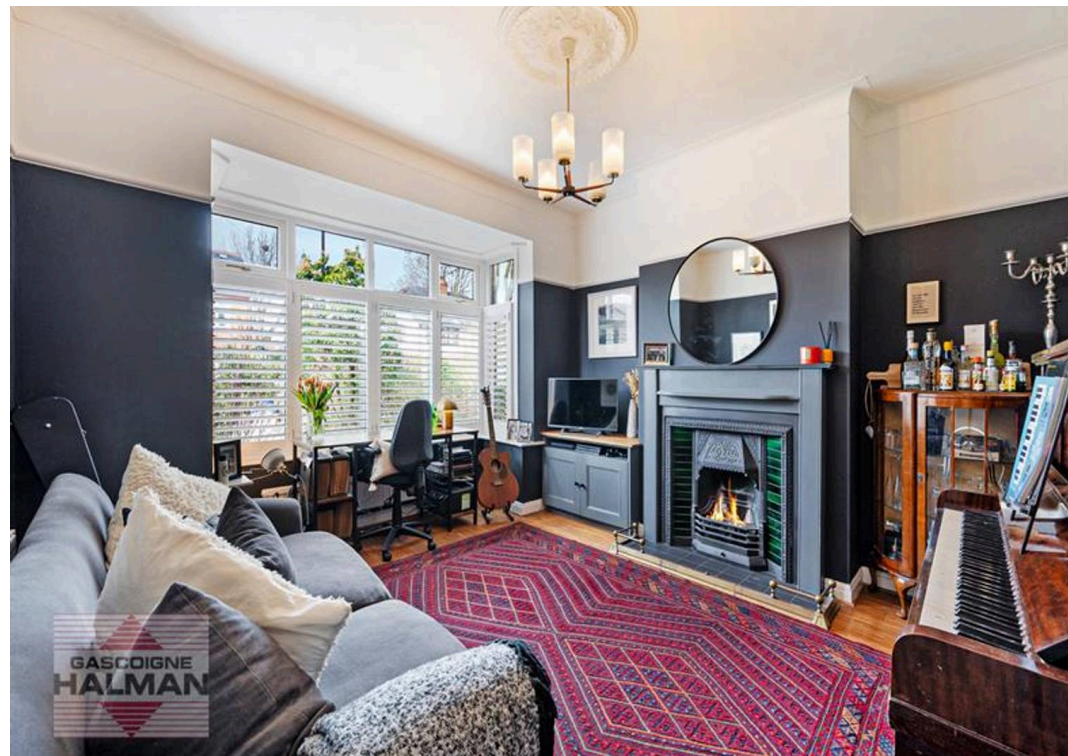
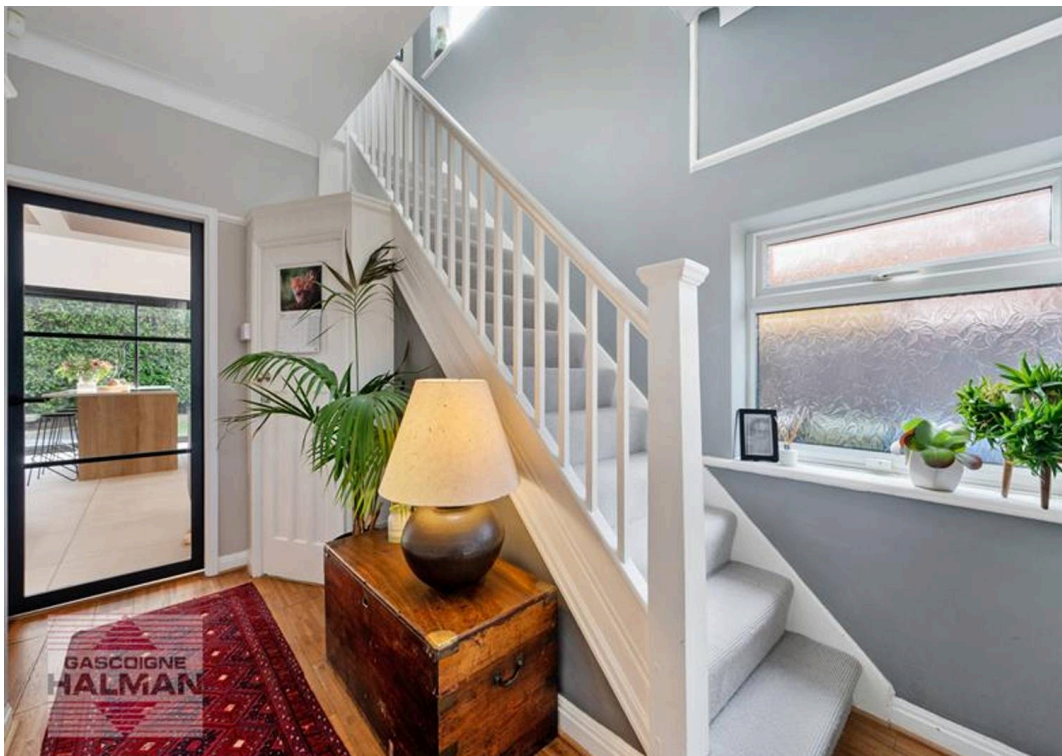
14 Kingston Drive

Sale

Guide Price £700,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 14 Kingston Drive

An immaculately appointed and substantially extended Edwardian bay-fronted semi-detached, with an intelligently remodelled architect designed living/ dining kitchen with vaulted ceiling, four generous bedrooms, two bath/ shower rooms, enjoying a landscaped secluded garden, within an idyllic cul-de-sac close to Sale, key transport links, and in catchment of popular schools.

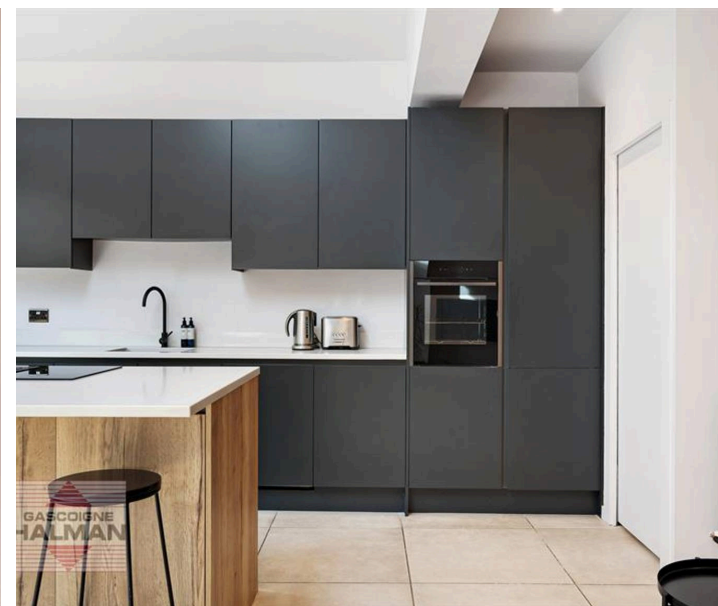
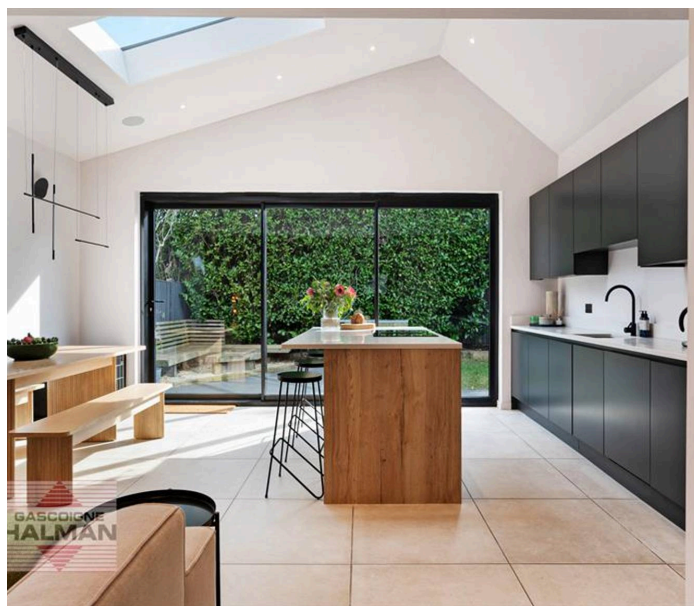
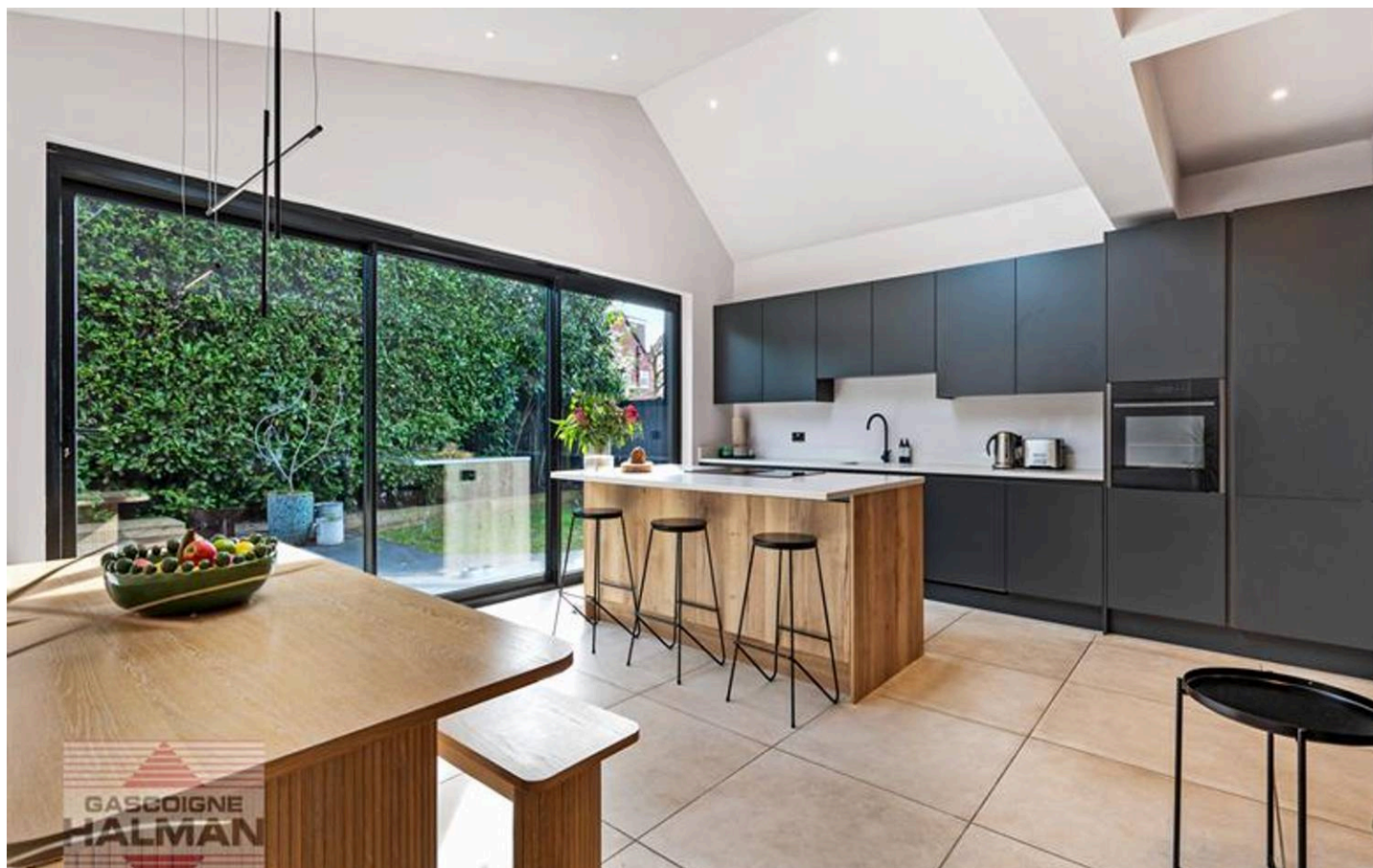
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Edwardian Semi Detached Residence
- Family Accommodation Of Approx 1650 sqft Over Three Floors
- Stunning Loft Conversion Revealing Master Bedroom With Ensuite & Juliette Balcony
- Four Generous Bedrooms & Two Modern Bathrooms
- Positioned On A Quiet & Convenient Cul-De-Sac
- Must Be Viewed To Be Appreciated



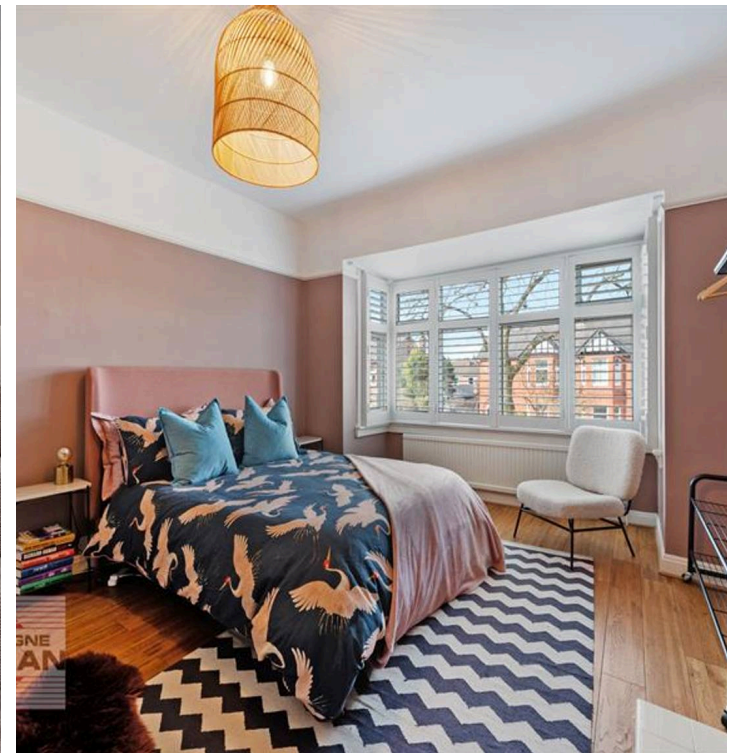
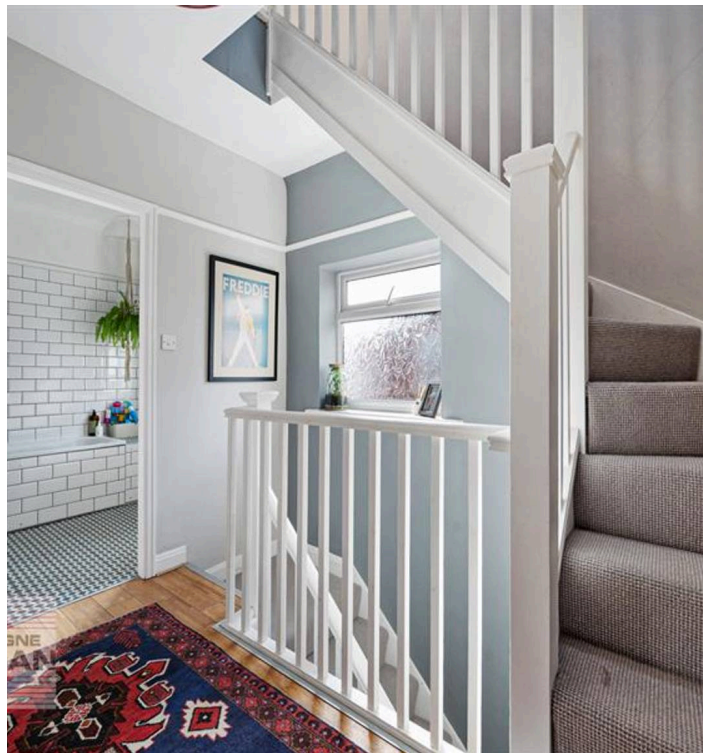
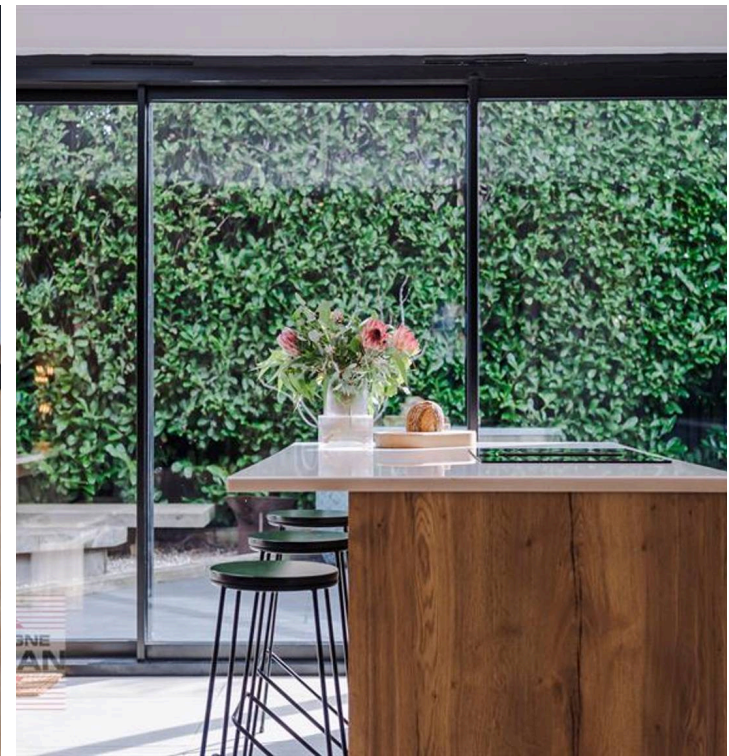
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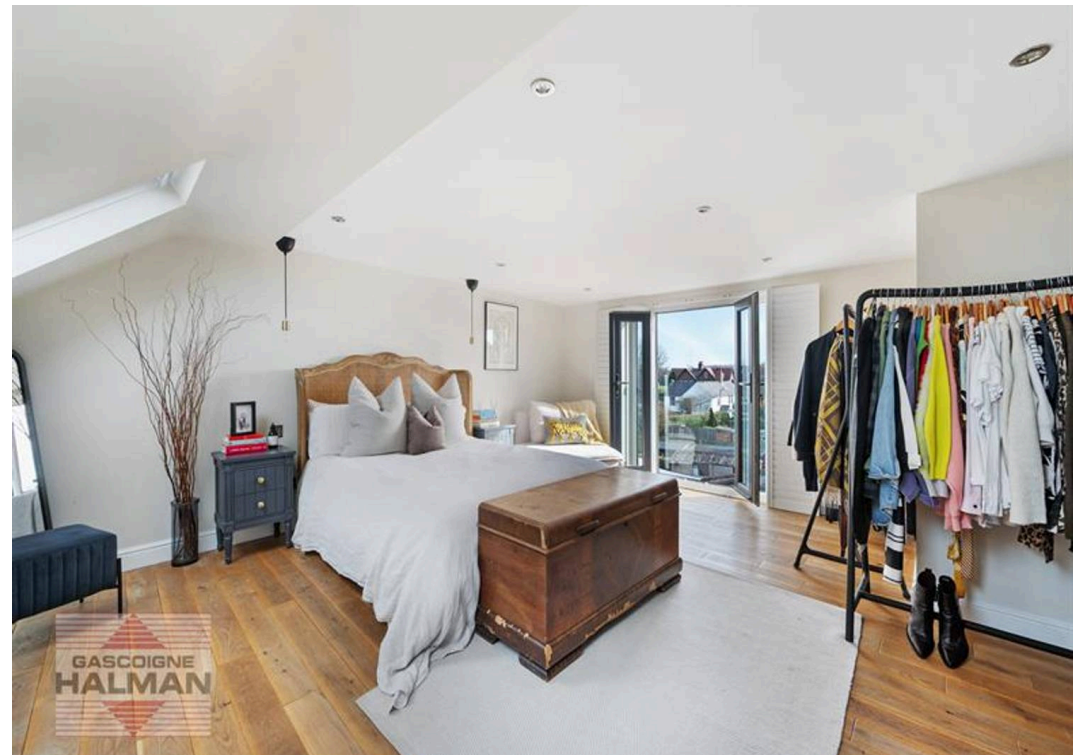
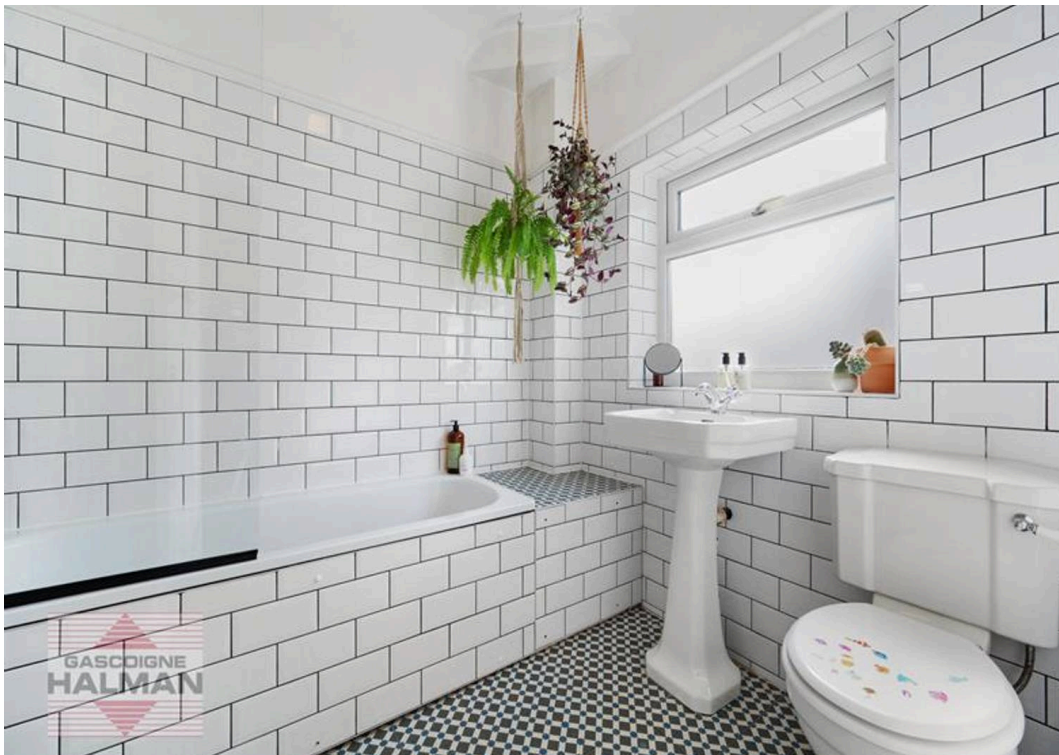
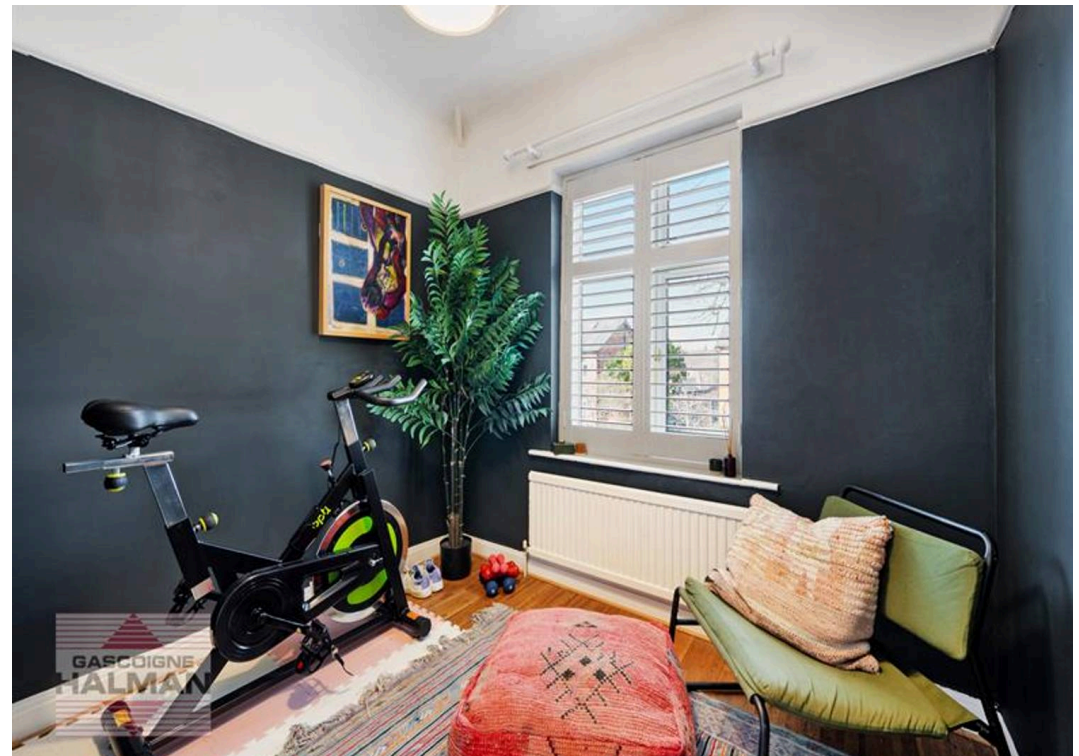
Sale

Having been comprehensively enhanced, largely extended and immaculately improved, a substantial bay-fronted period residence, set over three floors of circa 1,650 sqft, with an impressive remodeled open plan layout of architectural elegance, occupying a much sought-after cul-de-sac setting, close to Sale, key transport links, Worthington Park, and popular primary and secondary schools.

The home is approached over a pleasant graveled driveway, with handsome part rendered and traditional red brick elevations. Upon entry via the useful storm porch is a large welcoming entrance hall with separate w/c, to the front is a bay-fronted living room with attractive feature cast iron fireplace, ahead of the hall, via a stylish crittal door, is the main hub of the home, the architect designed (the local well regarded Patrick Gorman), open plan living/ dining kitchen.

The living area enjoys multi-fuel stove with concrete wall hung alcove shelving, there is a large dining area, and an impressive bespoke fitted kitchen, with stylish contrasting base and wall units, feature island with breakfast bar, quartz work surfaces, integrated appliances with Neff remote controlled oven, Prima induction hob, full width sliding black patio doors, and a striking valuated ceiling. There is also a separate utility room with pocket door.

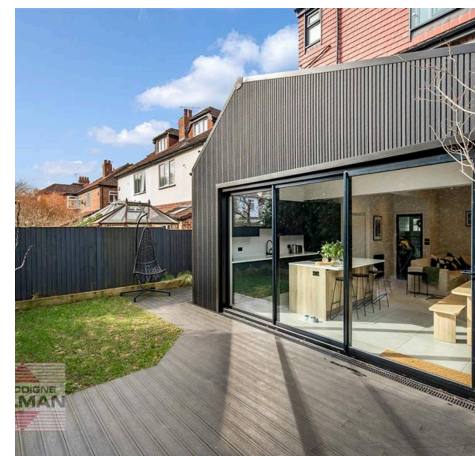
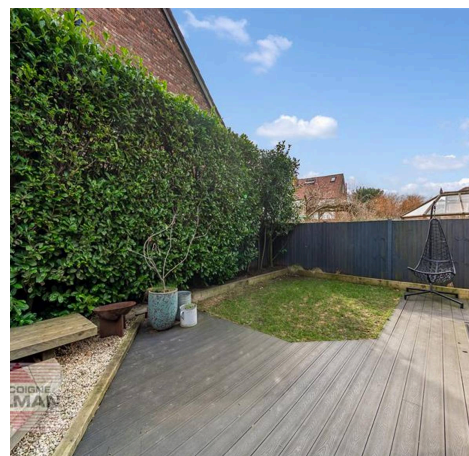
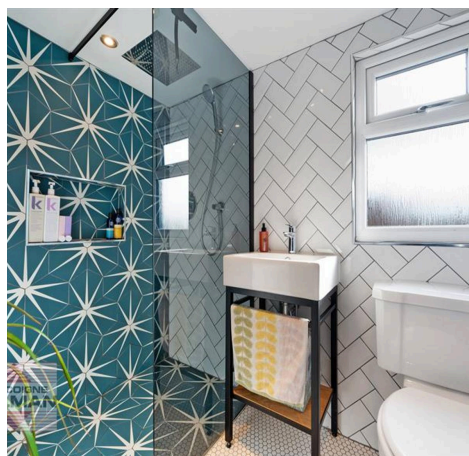
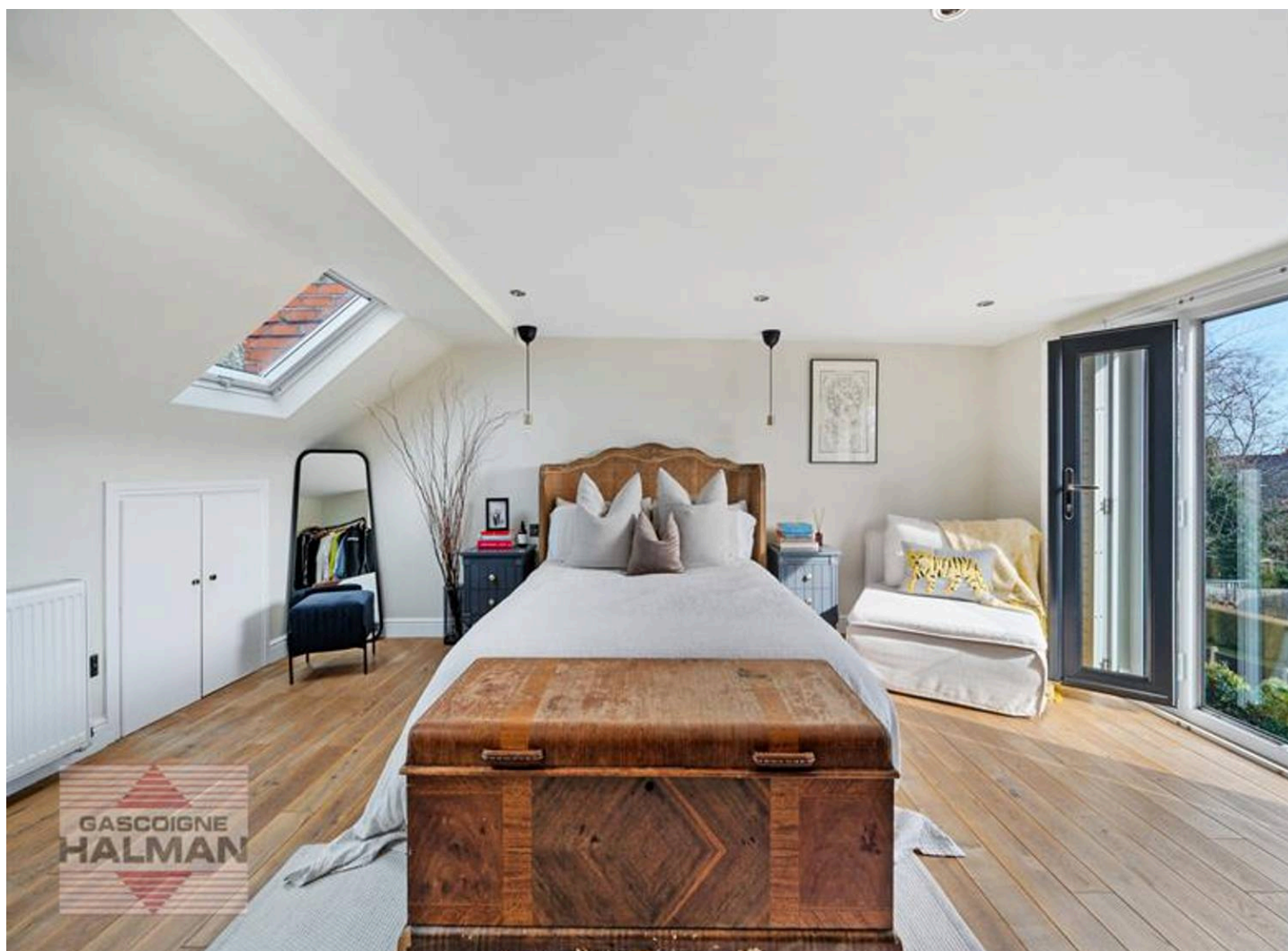




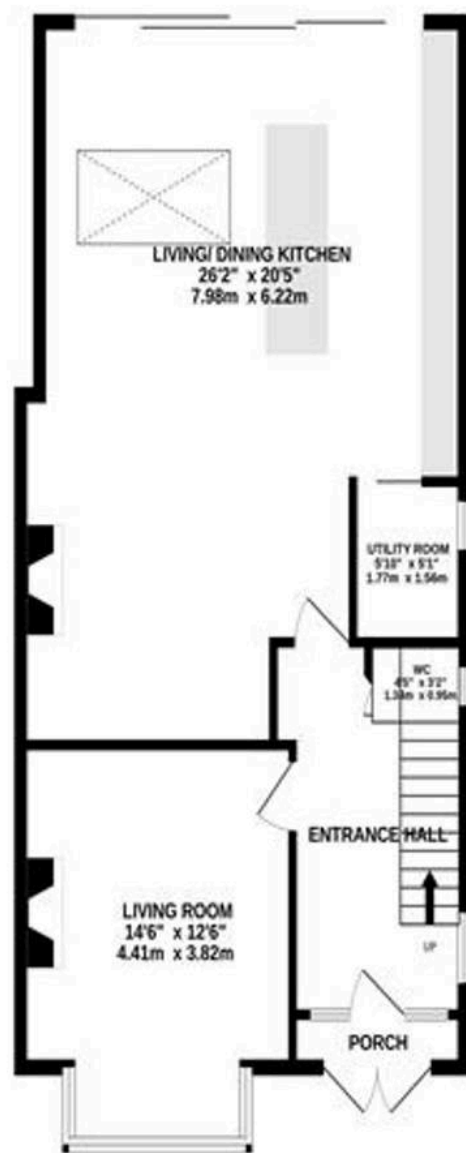
To the first floor, via the spacious landing, are three well sized bedrooms, with an attractive refitted family bathroom with contrasting patterned and metro-brick tiling. The second floor offers a master-style suite via an impressive loft conversion, boasting large bedroom with Juliette balcony and eaves storage, and a separate stylish shower room with attractive mosaic, herringbone and patterned tiling.

Externally the home enjoys a generous part-walled front garden with stone driveway, whilst to the rear is a fully landscaped garden with generous composite deck, L-shape bench with stone seating area, fenced boundaries, lawned garden, mature planted border, generous side storage area, and complemented by the striking black clad architect designed rear extension.

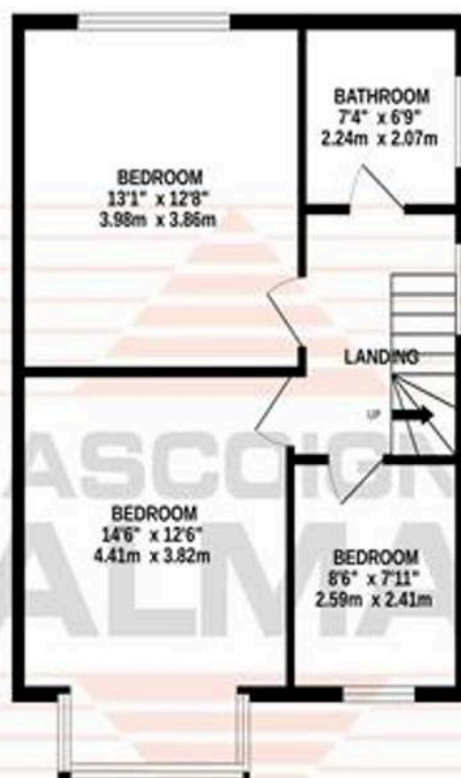
\*\* AGENTS NOTE: Please note we have been advised by our client that the extension carried out has approved planning permission, however does not have the final building regulation sign off certificate. Additional information is available upon request\*\*.



GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1664 sq.ft. (154.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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