





Abode are delighted to present this beautifully maintained two bedroom home, offering spacious living accommodation and a charming rear garden. Immaculately presented throughout, the property benefits from a modern fitted kitchen, UPVC double glazing, and gas central heating, ensuring comfort and efficiency.

Situated in the highly sought-after village of Tean, the home enjoys a picturesque setting surrounded by stunning countryside, whilst still being within easy reach of local shops, primary schools, and everyday amenities. The nearby towns of Cheadle and Uttoxeter are just a short drive away, and excellent commuter links are provided via the conveniently accessible A50.

The accommodation briefly comprises a welcoming living room and contemporary kitchen to the ground floor, with two well-proportioned bedrooms and a family bathroom to the first floor.

Early viewing is highly recommended- an ideal purchase for first-time buyers, those looking to downsize, or buy-to-let investors.



## Living Room

Door leading in from the front, UPVC double glazed window to the front elevation, cupboard.

## Kitchen

Base and eye level units with complimentary worktops, inset ceramic sink with draining board, integrated cooker and hob with extractor hood above, fridge freezer and space and plumbing for a washing machine. Tiled flooring, central heating radiator, UPVC double glazed window to the rear elevation, door leading out into the garden, under stair storage cupboard and stairs leading up to the first floor.

## Landing

Loft access.

## Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

## Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

## Bathroom

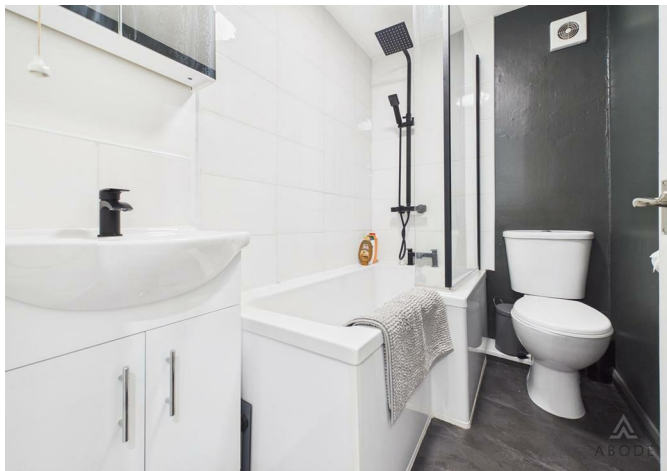
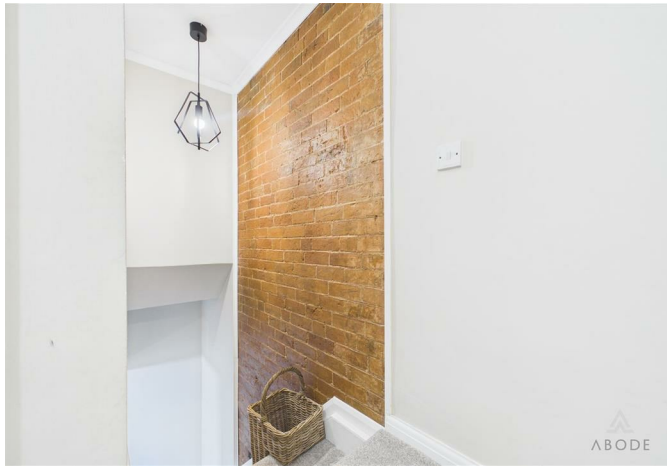
Modern white suite comprising;- WC, wash hand basin with storage cupboard below and P shaped bath with glass screen, hand held and waterfall shower heads. Partially tiled walls, towel radiator, eye level storage cabinet.

## Outside

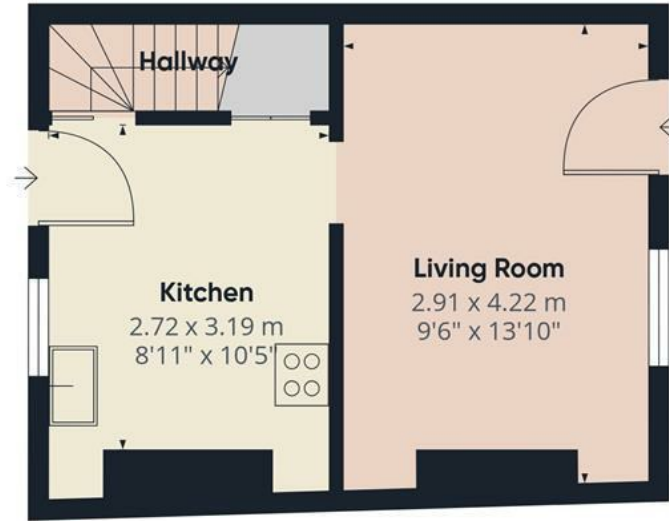
Enclosed rear garden comprising patio and artificial grass.



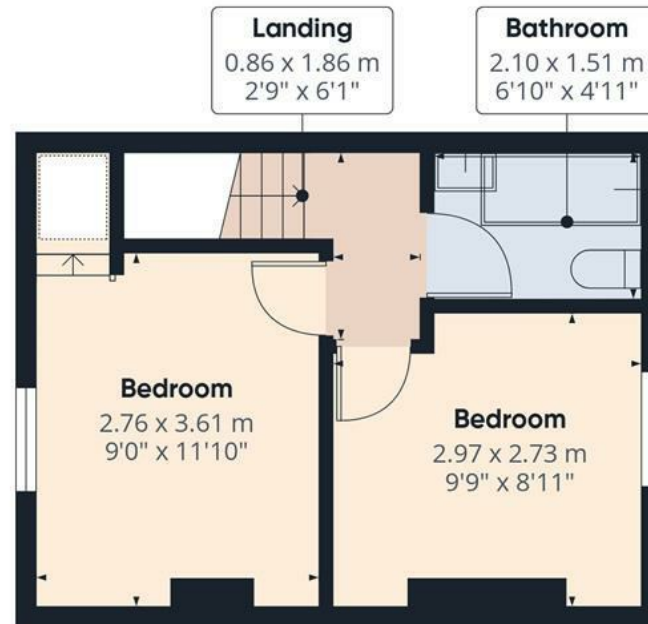








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

46.4 m<sup>2</sup>

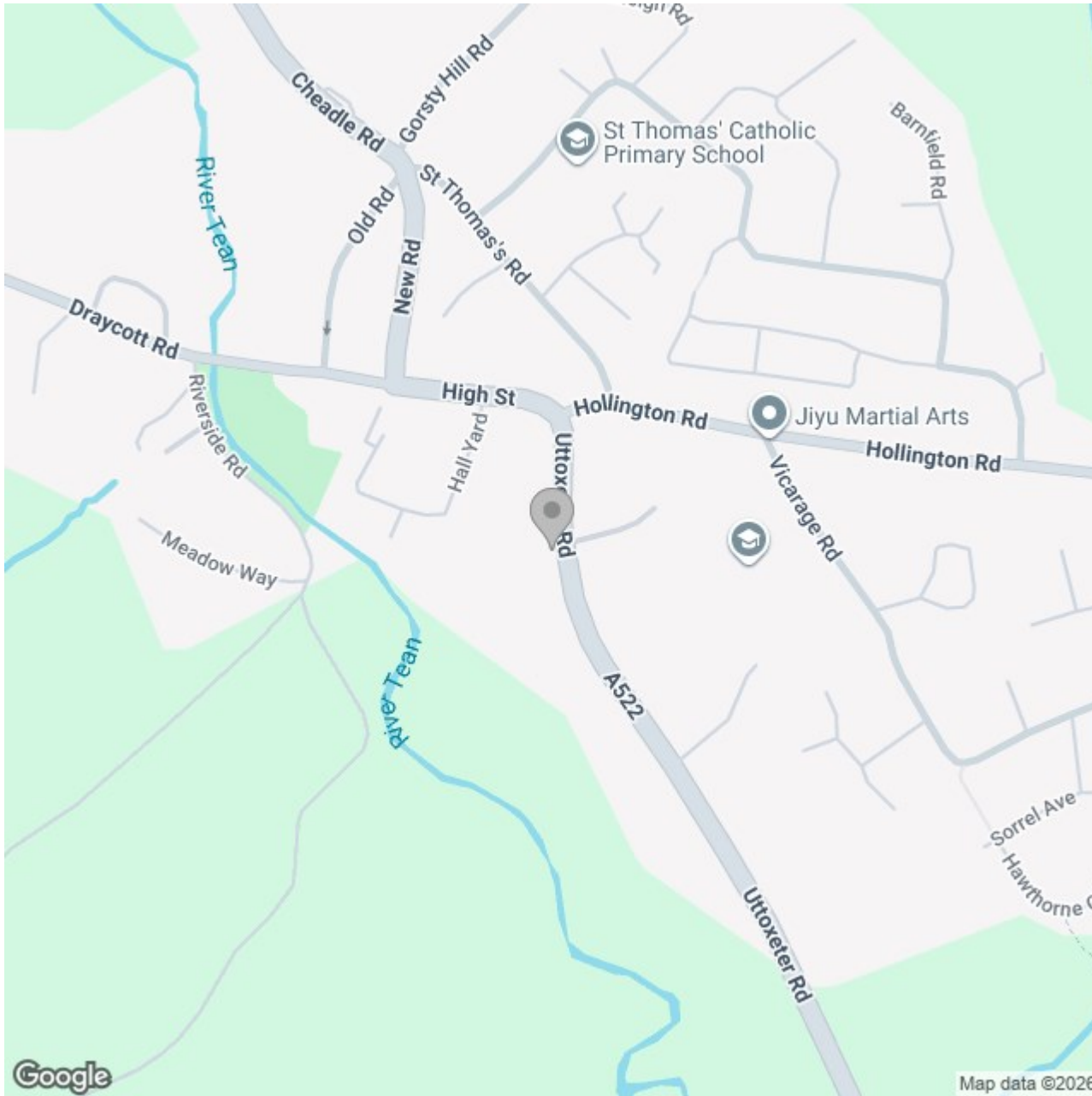
498 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	