





This well-presented three-bedroom semi-detached family home offers spacious living accommodation, alongside off-road parking for multiple vehicles, a detached garage, and an enclosed rear garden.

Situated in the highly sought-after village of Tean, the property enjoys a pleasant semi-rural setting surrounded by countryside, whilst still being within easy reach of local shops, primary schools, and everyday amenities.

Excellent transport links are also close by, with convenient access to the nearby towns of Cheadle and Uttoxeter, as well as the A50 for commuting further afield.

Internally, the accommodation briefly comprises;- an entrance hallway, a living room open to the dining room, and a well-appointed kitchen to the ground floor. To the first floor there are three well-proportioned bedrooms and a family bathroom.

This property is ideally suited to a range of buyers, including first-time purchasers, growing families, or those looking to downsize. Early viewing is strongly recommended to fully appreciate what is on offer.




ABODE
 SALES & LETTINGS

Entrance Hallway

Spot lighting, composite door leading in from the front and UPVC double glazed window to the front elevation, stairs leading up to the first floor, under stairs storage cupboard and central heating radiator.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, spot lighting and multi fuel burner. Open to:-

Dining Room

UPVC double glazed sliding patio doors to the rear elevation, central heating radiator and spot lighting.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker and hob with extractor hood above, space and plumbing for a washing machine, dishwasher and fridge freezer, spot lighting, tiled flooring and UPVC double glazed window to the rear elevation.

Landing

UPVC double glazed window to the side elevation, spot lighting and loft access.

Bedroom

UPVC double glazed window to the front elevation, spot lighting central heating radiator and built in wardrobes.

Bedroom

UPVC double glazed window to the rear elevation, spot lighting, central heating radiator and storage/ wardrobe space.



Bedroom

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

Bathroom

WC, wash hand basin with storage cupboard below and bath with waterfall and handheld shower head plus glass shower screen. UPVC double glazed window to the rear elevation, towel radiator, tiled flooring and walls.

Garage

Up and over door to the front.

Outside







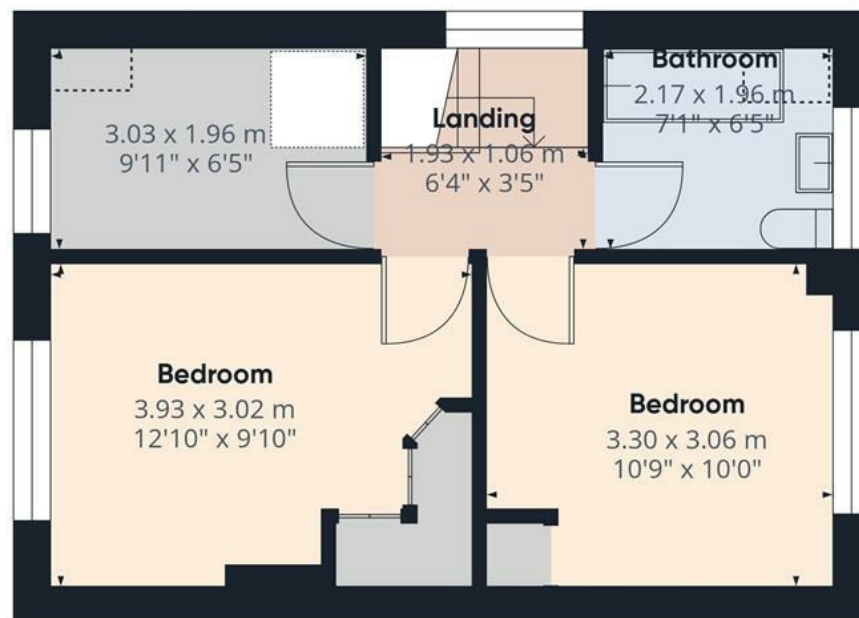
To the front, the driveway provides off road parking for numerous vehicles. Gated access to the side allowing access to the garage and rear garden, which is mainly laid to lawn with patio area.







Floor 0



Floor 1

Approximate total area⁽¹⁾

70 m²
753 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

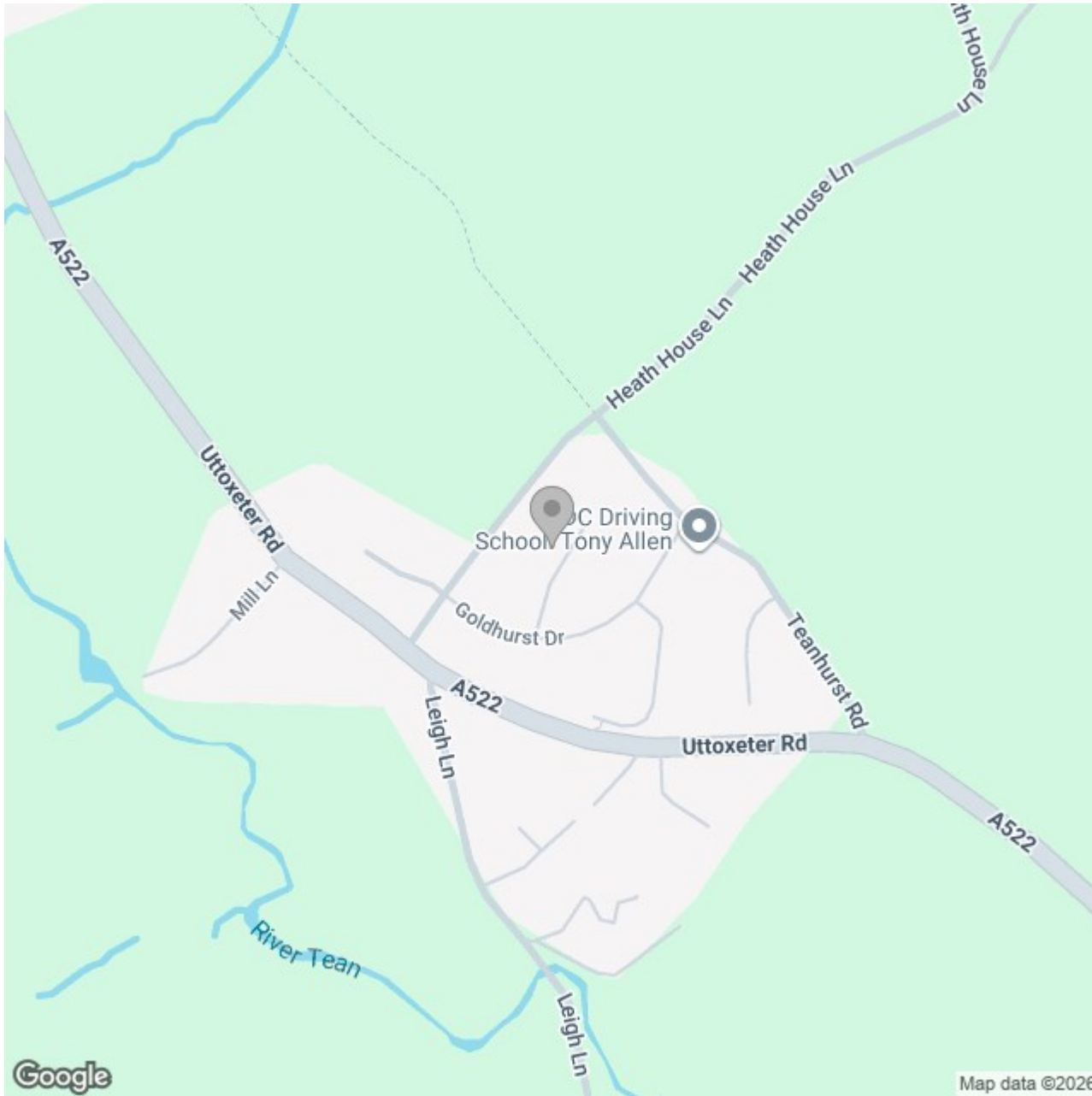
Reduced headroom

Below 1.5 m/5 ft

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) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	