

Heath House Lane, Tean, ST10 4LP  
£225,000





Abode are pleased to present this three-bedroom semi-detached home, offering stunning countryside views to the front. While the property is in need of some internal modernisation, it provides an excellent opportunity for prospective buyers to add their personal touch and make it their own.

The property benefits from ample off-road parking, a detached garage, and gardens to both the front and rear, along with spacious living accommodation. In brief, the property comprises an entrance hallway, a lounge/diner, and a kitchen to the ground floor, with three bedrooms and a shower room to the first floor.

Ideally located in the sought-after village of Tean, the property is within easy reach of local shops, schools, and amenities. It's also just a short drive from the Towns of Cheadle and Uttoxeter, with the A50 nearby offering excellent commuter links.

Perfect for first-time buyers, or those looking to upsize or downsize, an early viewing is highly recommended.



## Entrance Hallway

UPVC double glazed door leading in from the front, central heating radiator, under stairs storage cupboard, stairs leading to the first floor.

## Living Room

UPVC double glazed window to the front elevation, central heating radiator, gas feature fireplace with mantle and hearth, open to:-

## Dining Area

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

## Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a washing machine, fridge freezer and cooker with extractor hood above. Partially tiled walls, UPVC double glazed window to the rear elevation.

## Landing

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

## Master Bedroom

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

## Bedroom

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

## Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard.



## Shower Room

White suite comprising;- WC, wash hand basin and shower cubicle. Partially tiled walls, UPVC double glazed window to the rear elevation, central heating radiator.

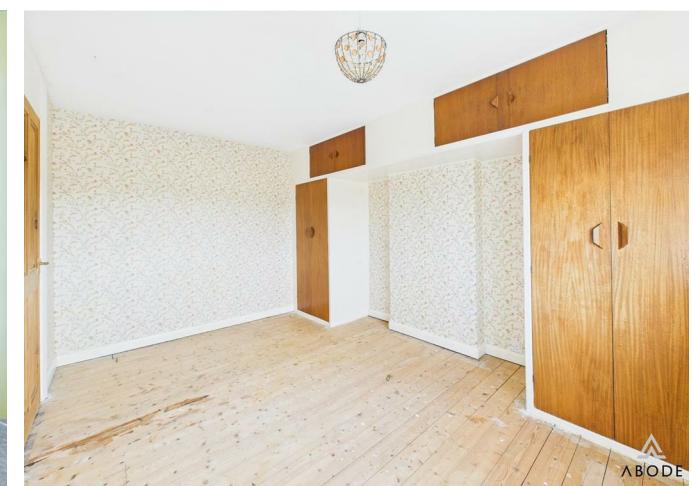
## Garage

Electric roller door to the front, UPVC double glazed windows to the side elevation, power and lighting.

## Outside

To the front of the property there is off road parking for numerous cars, with a realised patio area offering the







perfect outlook over the surrounding countryside. The front garden also offers feature blue slate surrounding the artificial turf. To the rear the garden is patio and provides an ideal entertaining space, with mature borders.







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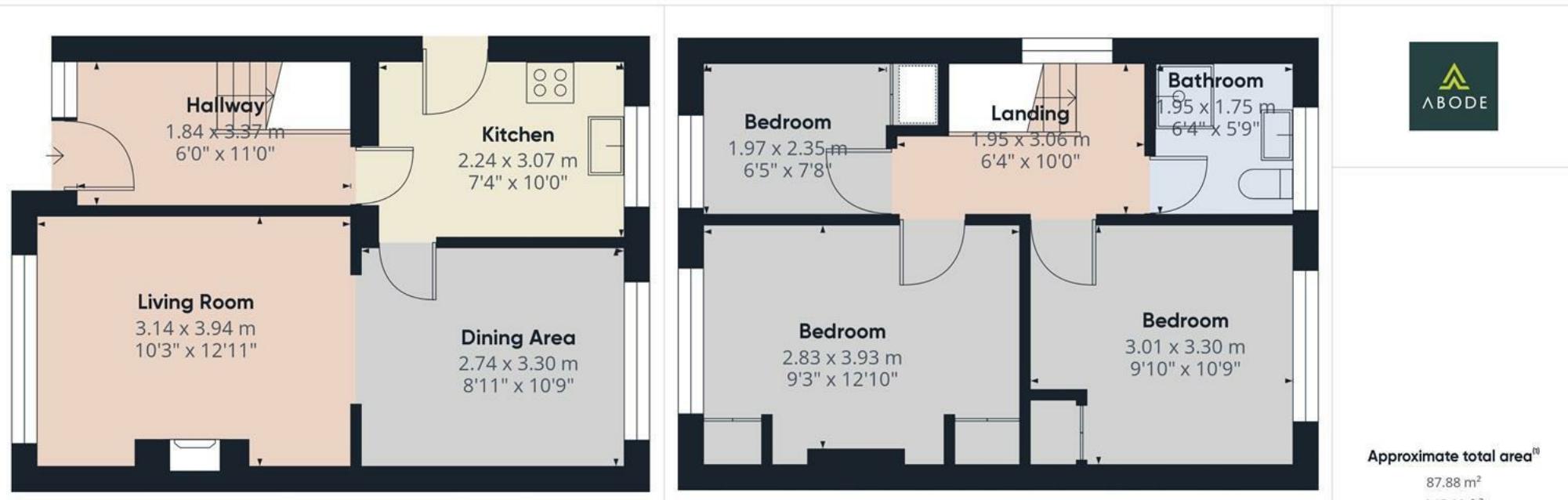


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Approximate total area<sup>(1)</sup>

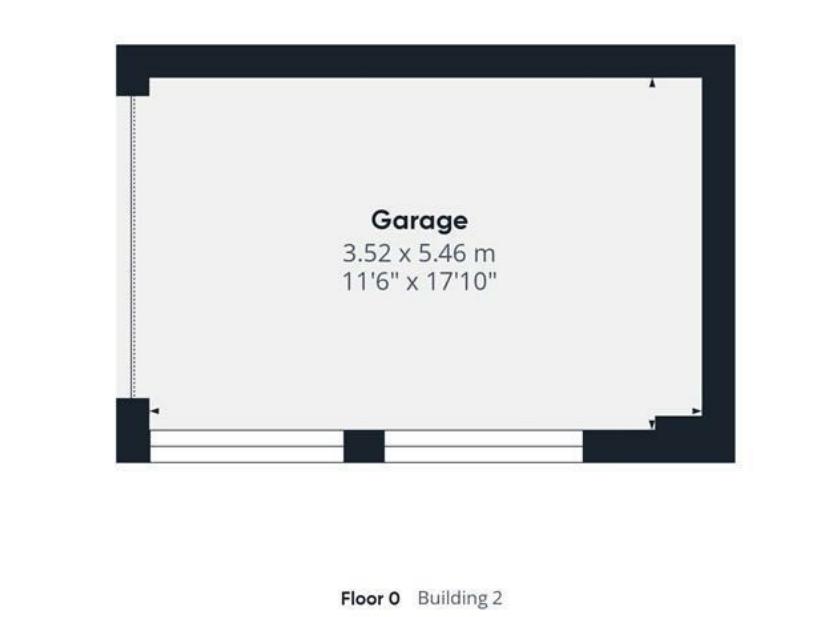
87.88 m<sup>2</sup>  
945.93 ft<sup>2</sup>

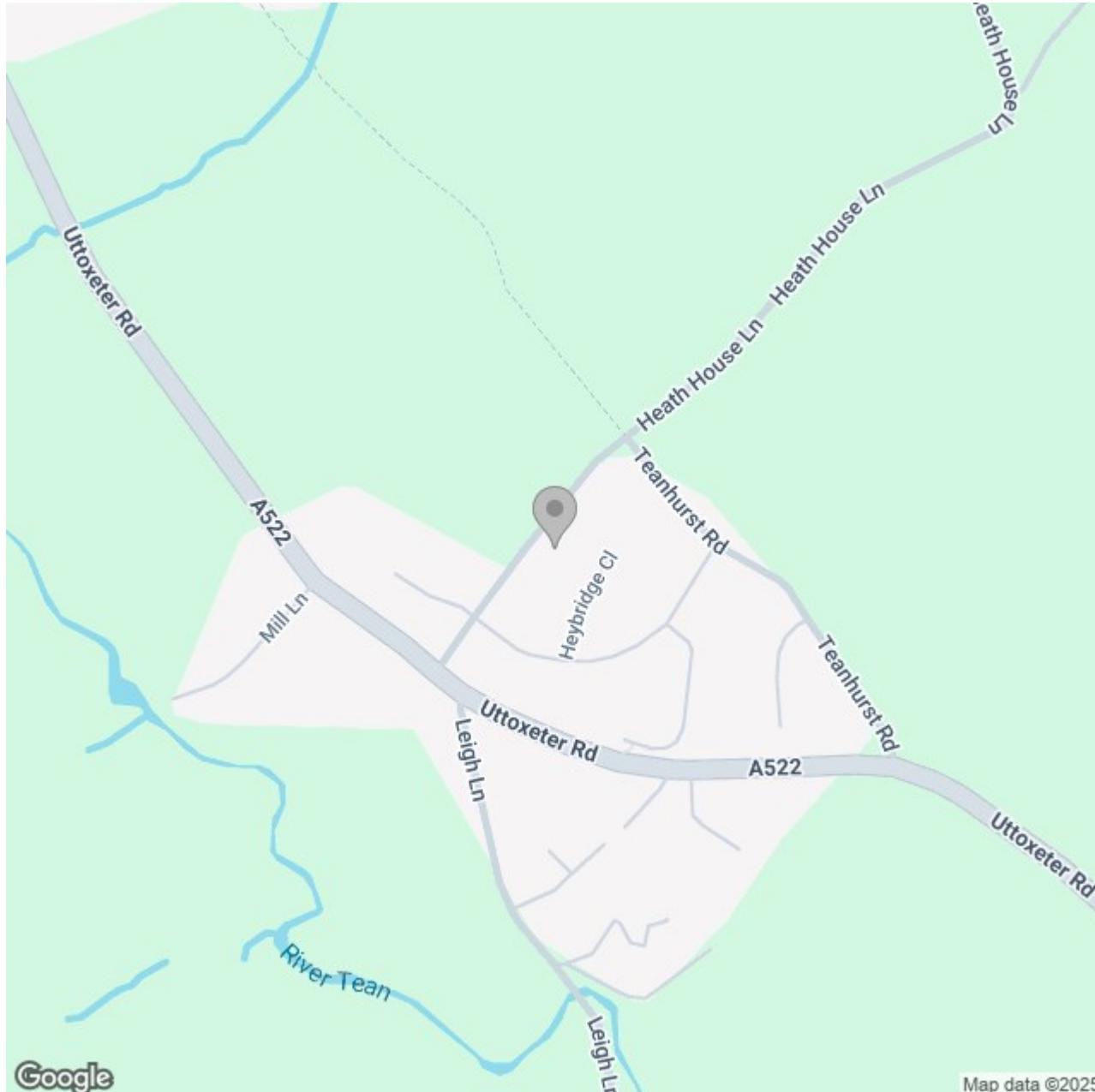
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	