



2 High Street, Upper Tean, ST10 4DZ Offers around £157,500

This substantial end row town house affords impressive two bedroomed accommodation with two reception rooms, majority UPVc double glazing, gas central heating via a combination gas boiler, fitted dining kitchen plus shared driveway and a good sized rear garden. The property is situated close to the town centre and amenities and adjoins the recreation ground. The accommodation comprises Side Hall, Lounge, Dining Kitchen, Dining Room, Vestibule Area with stairs to first floor with Two Bedrooms and a Spacious Bathroom. Outside a wide side driveway which is subject to apparent right of way leads to a small rear yard area and separate good sized rear garden with lawn area, shrubs and conifers. Whilst the property would benefit from some further upgrading it affords excellent potential and is chain free. EE Rating E



2 High Street, Upper Tean, ST10 4DZ

SIDE HALL

With UPVc external door, carpet, below stairs store and cupboard housing a wall mounted combination gas fired boiler.

LOUNGE

14' (max) x 11'9" (4.27m (max) x 3.58m) With carpet, feature fireplace with marble hearth, television point, radiator, coving and double doors to:-

DINING ROOM

15' (max) x 10' (4.57m (max) x 3.05m) With carpet, coving and radiator (not double glazed).

VESTIBULE AREA

3'10" x 3'9" (1.17m x 1.14m) With carpet, radiator, cupboard with electricity meter and staircase to the first floor.

DINING KITCHEN

16' (plus recess) x 8'5" (4.88m (plus recess) x 2.57m) With stainless steel sink unit, base units and drawers, wall cupboards, provision for washing machine, built in electric oven and ceramic hob with cooker hood over, tiled floor, radiator, UPVc external door, extractor fan and ceiling down lighting.

STAIRS

Lead to first floor landing with carpet, radiator and loft access.

BEDROOM 1

12'7" (max) x 10' (3.84m (max) x 3.05m) With radiator, carpet, secondary glazing and reading light plus access to a good sized walk in store room.

BEDROOM 2

12' x 9' (max) (3.66m x 2.74m (max)) With carpet, radiator and UPVc double glazing.

SPACIOUS BATHROOM

9' x 8'8" (2.74m x 2.64m) With radiator, cushion floor covering, UPVc glazing and fitted bath, wash hand basin and W.C.

OUTSIDE

A wide side driveway which is we assume subject to vehicle access rights of way gives access to a small rear yard area with corner border and good sized rear garden with grass area, shrubs and conifers.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band A

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

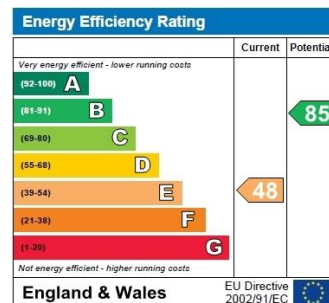
Miss M Dodd of Dicksons Solicitors, 68 High Street, Cheadle, Stoke on Trent, Staffordshire ST10 1AJ. Telephone 01782 262424.

SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



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