

# Tean Road

Cheadle, Stoke-on-Trent, ST10 1TZ

John German





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£575,000

Attractive traditional family sized home with extended and extremely well presented accommodation, occupying a lovely plot extending to approx. 1.36 acres enjoying some fabulous countryside views.



Conveniently situated between the village of Tean and town of Cheadle, viewing and consideration of this individual home is strongly recommended to appreciate its fabulous extended size including an extremely impressive open plan dining kitchen, condition and most notably its plot and views.

Only a short distance away is the lovely village of Tean and its range of amenities including a First School, doctors, Co-Op mini supermarket, independent shops and post office, public houses and a great fish and chip shop. In the opposite direction and equally handy is the town of Cheadle where there are a wider range of amenities including schools (including the well regarded Painsley High School), several supermarkets and independent shops, vets, doctors and a leisure centre. Also nearby are footpaths through the beautiful surrounding countryside and the A50 dual carriageway which links the M1 and M6 motorways.

#### Accommodation

A part obscure double glazed entrance door leads to the welcoming hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

To the left is the extremely pleasant sitting room which has dual aspect windows providing an abundance of natural light and a focal coal effect fire set on a marble hearth with timber surround.

Opposite is the equally comfortable living room which has a wide front facing window and a useful under stairs cupboard.

The real hub of this home is the extremely generously sized open plan dining kitchen which has windows and French doors overlooking the grounds to the rear plus a further side facing window providing additional light. Fitted with a range of attractive base and eye level units with contrasting worktops, an inset sink unit set below the bay window, fitted electric hob and built in oven plus an integrated dishwasher. A lovely feature of this space is an exposed brick wall, additionally there is recessed lighting.

The third reception room is an extremely useful and adaptable space ideal as a family room or games room to name only two, having a front facing window.

Completing the ground floor is the porch that has a stable style door to the patio and a door to the utility room which also houses a close coupled WC with integrated wash basin.

To the first floor the landing has doors opening to the four bedrooms, each a good size and also enjoying lovely far reaching views. The large master bedroom benefits from both a fitted en suite shower room and a door to the sun deck, perfect to sit with your morning coffee and enjoy the view. Bedroom two has a door leading to steps to a den, ideal for kids or simply storage.

Completing the accommodation is the fitted family bathroom which has a modern three-piece suite and a plain window enjoying views over the grounds.

Outside - The property is approached via a long block paved driveway providing ample parking for numerous vehicles and leading to the double garage which has a useful adjoining workshop/store.

To the rear a pleasant block paved patio provides a lovely entertaining area leading to the garden which is mainly laid to lawn with borders and trees. A hardcore track leads to a galvanised gate to the enclosed paddock enjoying fabulous views and having a further gate to the garden area. In all the total plot extends to approximately 1.36 acres.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** The property has private septic tank drainage. Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffsmoorlands.gov.uk](http://www.staffsmoorlands.gov.uk)

**Our Ref:** JGA/09062022

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band E











GROUND FLOOR



1ST FLOOR



German  
Estate Agents & Chartered Surveyors



## Agents' Notes

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## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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