

# Riverside Court, Hall Yard

Tean, Stoke-on-Trent, ST10 4FA

John German





# Riverside Court, Hall Yard

Tean, Stoke-on-Trent, ST10 4FA

£280,000

Modern four double bedroom, five bathroom townhouse situated in a central location in Tean, close to amenities.



This four double bedroom, five bathroom, modern town house is part of the mill conversion development which enjoys being situated close to tranquil river walks and a recreational ground/play area suitable for young children or dog walking. Whilst also benefiting from being located within easy walking distance to all the local amenities that Tean has to offer including public houses, Co-op, independent shops, post office, doctors' surgery, nursery, first school and open spaces. The towns of Cheadle and Uttoxeter are both within easy commutable distance, as is the A50 dual carriageway which links to the M1 and M6 motorways, plus the cities of Stoke on Trent and Derby. The property is ideal for a family with teenagers/young adults but also has the potential to be a viable buy to let investment property.

The property is sold with the benefit of gas fired central heating, wooden double glazed windows and internally briefly comprises entrance hallway, study, guest cloakroom and dining kitchen. To the first floor is a sitting room, family bathroom and bedroom with ensuite. To the second floor are two further bedrooms, each with ensembles. On the third floor is a master suite with principal bedroom with walk in wardrobe and large separate bathroom.

The composite door opens into the reception hallway, with doors off to the study, storage cupboard housing hot water tank, guest cloakroom, dining kitchen and staircase to first floor. The study, which is currently utilised as a utility room has the potential to be a ground floor bedroom or formal dining room, to suit a purchaser's requirements. The guest cloakroom has a pedestal wash hand basin with hot and cold chrome taps over with tile splash back, low level WC and electric extractor fan. Moving into the dining kitchen it has rolled edge preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer and chrome mix tap with tile splash back surround, a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, dishwasher and integrated double electric fan assisted Bosch oven and grill and pull out larder cupboard, four ring gas hob with Bosch extractor fan and complementary wall mounted cupboards. There is also a spacious underfloor pantry cupboard/store room and French doors opening onto the southerly facing rear garden.

On the first floor landing there are doors off to a bedroom, family bathroom and sitting room, which has wooden sash windows with views across Hall Yard. The bathroom has a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and electric extractor fan. The double bedroom has the benefit of an ensuite, which has a pedestal wash hand basin with chrome mixer tap over with tile splash back, low level WC, shower unit with chrome mains shower over and electric shaver point and extractor fan.

On the second floor there are two further bedrooms, one being a double, with ensuite having pedestal wash and basin with chrome mixer tap over with tile splash back, low level WC, shower unit with chrome mains shower over and electric shaver point and extractor fan. The other generous double bedroom on this floor has useful built-in wardrobes and drawers with a dressing table. There are wooden windows to front enjoying views across Hall Yard and a further built-in storage cupboard. The ensuite for this bedroom has a white suite comprising pedestal wash and basin with chrome mixer tap and tile splash back, low level WC, double shower unit with chrome mains shower, electric shaver point and extractor fan.

On the third floor landing there is a loft hatch access, with the possibility of utilising this floor as a master suite, due to the large principal bedroom, boasting a walk in wardrobe and elevated rooftop views across Hall Yard and beyond. The sizable bathroom has a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap, double shower unit with chrome mains shower over, electric shaver point and extractor fan.

Outside to the rear of the property is a well presented and low maintenance south facing walled garden, with patio seating area, laid lawn and planting border. Situated at the front of the property are two designated parking spaces, as well as numerous visitor spaces.

**Agents note:** The property is situated in a flood risk area.

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

**Property construction:** Brick

**Parking:** Parking spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

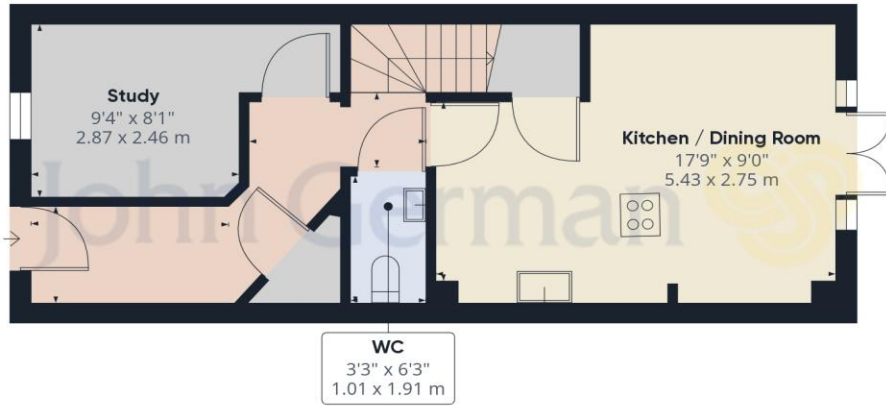
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/23022024

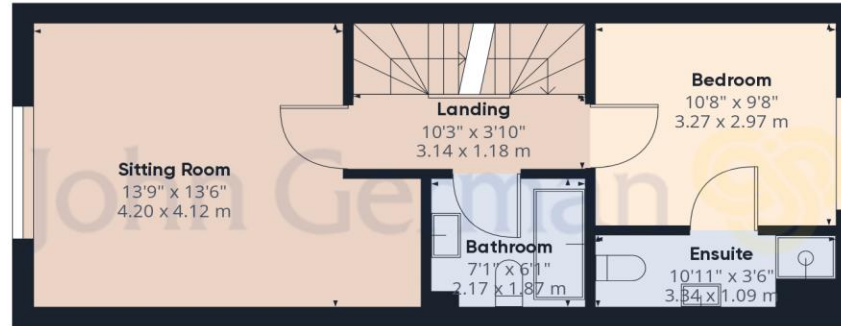
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



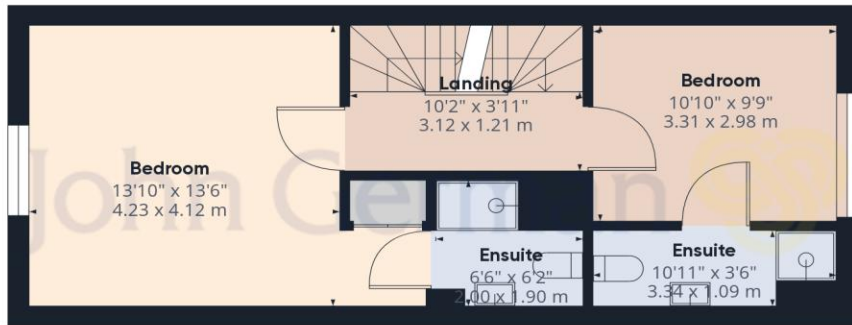




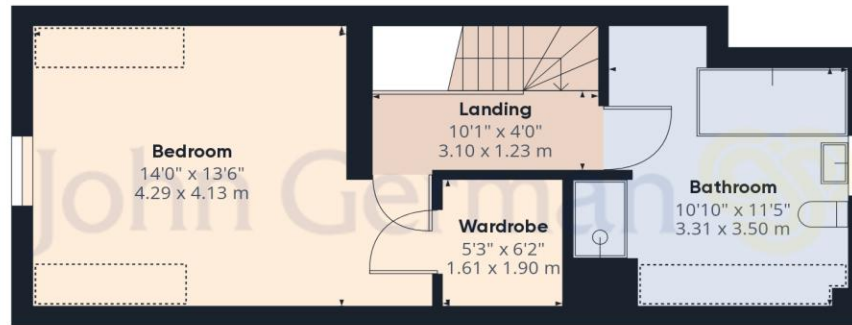
Ground Floor



Floor 1



Floor 2



Floor 3

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

1815.27 ft<sup>2</sup>

168.64 m<sup>2</sup>

Reduced headroom

42.88 ft<sup>2</sup>

3.98 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



