Uttoxeter Road

Tean, Stoke-on-Trent, ST10 4LG







Improved traditional mid terrace home with well presented accommodation incorporating a first floor fitted bathroom, located in this popular village backing onto fields within walking distance to amenities.

£139,000



An ideal first home or downsize, viewing of this enhanced traditional terraced home is highly advised to appreciate its room dimensions, layout and its pleasant rear garden enjoying views over fields.

Situated in the popular village of Upper Tean within walking distance to its range of amenities including a Co-Op mini supermarket, independent shops, first school, public houses, fish and chip shop, Chinese takeaway, church and open spaces. The towns of Cheadle and Uttoxeter are both within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Stoke on Trent and Derby.

Accommodation - A uPVC part obscure double glazed door opens to the spacious living dining room which extends to the full depth of the original cottage with a front facing window and stairs rising to the first floor with a useful under stairs cupboard.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below one of the dual aspect windows, fitted electric hob with an extractor over, built in double oven, space for further appliances plus a uPVC part obscure double glazed door providing access to the garden.

To the first floor the pleasant landing has a rear facing window providing natural light and doors to the two bedrooms plus the fully tiled fitted bathroom which has a white three piece suite incorporating a panelled bath with electric shower and glazed screen above.

Outside - To the rear a patio leads to the pleasant garden which is enclosed to three sides and mainly laid to lawn with a paved seating area at the bottom of the garden enjoying views over fields, barked borders and shrubs plus space for two sheds. A gate leads to the shared access to the front.

what3words: brightens.spots.robe

Note: There are covenants appertaining to this property, a copy of the Land

Registry Title is available to view upon request.

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

Property construction: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

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

Broadb and type: TBC

Heating: Gas

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

Α

 $\textbf{Useful Websites:} \ \underline{www.gov.uk/government/organisations/environment-agency}$

Our Ref: JGA/11042024

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John German 🧐





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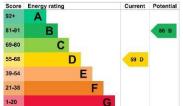
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