



**Hillside Cottage Teanford, Staffordshire ST10 4ES**  
**Offers around £320,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



**Set back from the road behind wooden gates this three bedroom detached cottage oozes style and substance combined with beautiful gardens set within a perfect countryside setting.**

**This traditional home offers cosy accommodation to comprise of a lounge with multi fuel burner, separate dining room, country style fitted kitchen, three double bedrooms and bathroom featuring a roll top bath.**

**Outside, the driveway to the front affords space for a fleet of vehicles leading to an attached double garage benefiting from light and power. The gardens are simply stunning with lush lawns, paved pathways, generous seating area and space galore.**

**Set close to both Cheadle Town Centre and Tean village having excellent schools nearby, handy commuter links and the hustle and bustle of Hanley City Centre with all its shops and restaurants a little further afield.**

**Call to book your viewing now for this country side retreat!**



## **The Accommodation Comprises**

### **Lounge**

10'10" x 10'9" (3.30m x 3.28m )

A cosy sitting area having a traditional multi fuel burner as the main focal point of the room, two windows one being a bay, radiator and a stable entrance door.

### **Dining Room**

10'10" x 7'7" (3.30m x 2.31m )

A formal dining room having a wooden floor, part panelled walls and two windows (one being a round in style). To finish there is a double radiator.

### **Kitchen**

7'1" x 11'7" (2.16m x 3.53m )

A farmhouse style kitchen having worktops with tiled splashbacks, a range of base units below incorporating cupboards and drawers with a range of matching wall mounted units. A stainless steel sink unit with mixer tap & drainer sits underneath the window overlooking the garden. There is space for a freestanding cooker, a slate tiled floor, wooden panelling and space for a breakfast table. To finish there is a double radiator.

### **First Floor**

Stairs rise up to the:

### **Galleried Landing**

Access to all rooms.

### **Bedroom One**

1'0" x 16'0" (0.30m x 4.88m )

A double bedroom having access to the rood void and two double radiators. There are featured double doors giving access out onto the rear decking area and gardens.

### **Bedroom Two**

10'10" (max) x 10'10" (max) (3.30m (max) x 3.30m (max) )

Another double bedroom and double radiator.

### **Bathroom**

7'1" x 9'1" (2.16m x 2.77m)

The bathroom is again traditional in style featuring a freestanding roll top bath with mixer tap and hair spray, a

cornershower cubicle with plumbed in shower, pedestal wash hand basin and low flush WC. The room is partly tiled and benefits from a chrome towel radiator.

### **Outside**

The property stands proudly just off the main Cheadle to Tean Road, approached via double wooden gates which provide vehicular access to the Attached Double Garage and on-site parking for several vehicles. Lush lawned gardens surround the property with established hedged borders and incorporates a pathway and paved seating area perfectly positioned to enjoy views over the surrounding countryside.

### **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING.

### **Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### **Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### **Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.



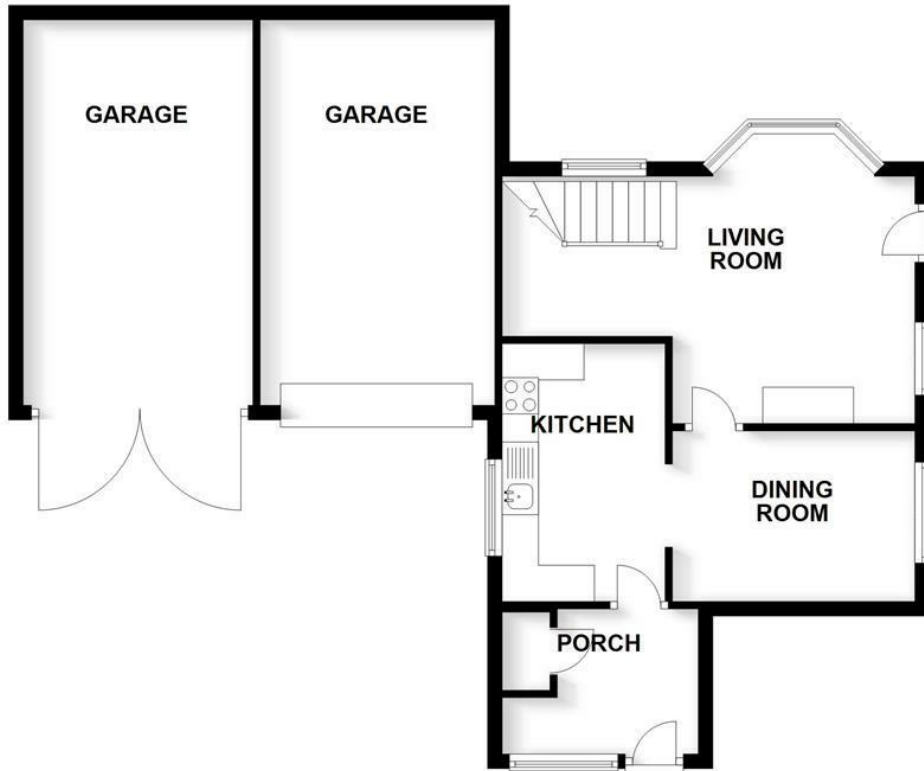








**GROUND FLOOR**  
APPROX. 74.1 SQ. METRES (797.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 49.2 SQ. METRES (529.7 SQ. FEET)



**TOTAL AREA: APPROX. 123.3 SQ. METRES (1327.1 SQ. FEET)**

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC