



64 Draycott Road, Tean, Staffordshire ST10 4JF
Price £225,000



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

This charming detached property simply oozes character and charm situated within an elevated position set back from the road having been refurbished throughout making it ready for you to come and make it home.

The accommodation will tick a lot of boxes for the second time mover or downsizer to consist of an entrance hall having a downstairs cloakroom off, a well appointed fitted kitchen, lounge & separate dining room. Rising up to the first floor there are two double bedrooms, a box room (currently used as a dressing room) and a good sized bathroom with four piece suite.

Externally the property benefits from having established gardens with a paved patio area to enjoy outside entertainment during the summer months, on-site parking space and a detached garage.

Standing proudly in a non estate location this house enjoys a private setting yet is still within walking distance of local shops, schools and amenities. For those who are looking to travel that little bit further there is the A50 Stoke - Derby Link Road & M6 Motorway Network nearby.



The Accommodation Comprises

Entrance Hall

On entrance via a traditional UPVC door there is a cloakroom off (see below) and radiator.

Cloakroom

Having a wash hand basin, low flush WC.

Fitted Kitchen

15'1" x 5'10" (4.60m x 1.78m)

A well appointed kitchen having the benefit of a grey shaker style fitted units incorporating an enamel sink unit with mixer tap and drainer located underneath one of the three UPVC windows. There is a good range of cupboards and a few high display cabinets. The wooden work surface has a built in electric oven, gas hob and extractor hood over. Walls are partly tiled with a laminate flooring, there is plumbing for automatic washing machine and space for an undercounter fridge and freezer (included in the sale).

Lounge

11'5" x 11'0" (3.48m x 3.35m)

A cosy lounge having a traditional beamed ceiling and brick feature inglenook fireplace housing a multi fuel burner. The flooring is wooden effect and there are patio doors opening out onto the rear patio.

Dining Room

11'8" x 11'0" (3.56m x 3.35m)

The dining room has a feature bay window looking out onto the front elevation and pictureque views. The wooden effect flooring flows through. and there is a radiator.

First Floor

Stairs rise from the hallway to the Landing:

Bedroom One

11'5" x 11'0" (3.48m x 3.35m)

A double bedroom looking out onto the rear elevation via the double sash windows and radiator.

Bedroom Two

11'0" x 9'11" (3.35m x 3.02m)

The second bedroom is located at the front elevation, again double in size having a UPVC window & radiator.

Box Room/ Dressing Room

6'9" x 5'11" (2.06m x 1.80m)

The third is currently used as a dressing area which suits the vendors needs, having a UPVC window, laminate flooring and radiator.

Bathroom

suite (suite)

Suite comprises of a four piece to consist of a freestanding oval bath with long standing taps, a pedestal wash hand basin and low flush. In addition the suite is completed with a walk in double shower unit having a glass door and plumbed in shower. The bathroom has part tiled walls, a tiled floor, a heated towel rail and inset spot lighting.

Outside

Standing proudly just off Draycott Road the property is approached via a small driveway allowing off street parking space for one car and access to a Detached Double Garage (with electric roller door, light & power). Steps rise up to the front entrance door where is a paved low maintenance garden/patio area enclosed by wrought iron fencing.

The rear is well established with a larger than average lawned garden surrounded by well stocked flower borders and mature hedgrows along with a paved patio area. There are further steps up to another lawned garden having a summer house and an open aspect looking over the fields and countryside.

Services

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

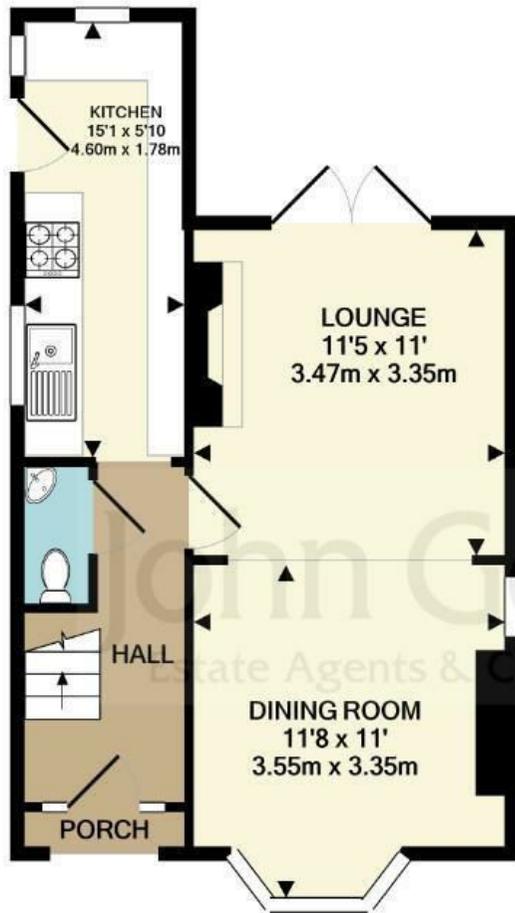
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

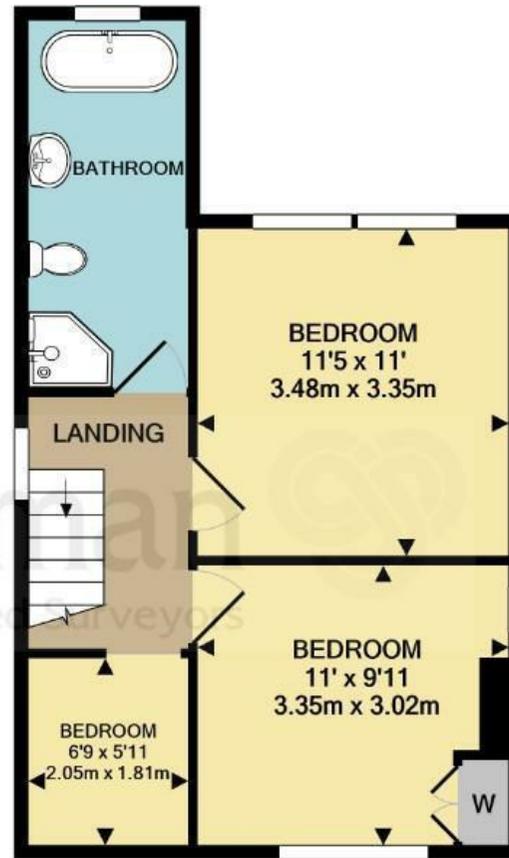
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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