







Abode are excited to present this generously sized three-bedroom, semi-detached home, set on a spacious plot offering great potential for prospective buyers to add their own personal touch. The property includes a garage, an outhouse (which could be utilised as a home office), and off-road parking, providing excellent convenience.

Located in the sought-after village of Tean, the property is within easy reach of local shops, schools, and amenities, whilst also being just a short drive from both Cheadle and Uttoxeter towns.

In brief, the ground floor features an entrance hallway, a living room leading to the dining room, a kitchen, and a conservatory. Upstairs, you'll find three well-sized bedrooms and a family bathroom.

Perfect for first-time buyers, as well as those looking to upsize or downsize, this property offers fantastic potential. An early viewing is highly recommended to fully appreciate the opportunities this home has to offer!





### Entrance Hallway

Door leading in from the size, UPVC double glazed window to the side elevation, stairs leading to the first floor, double doors leading into;-

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, under stairs storage cupboard, feature fireplace with mantle and hearth.

### Dining Room

UPVC double glazed window to the rear elevation, central heating radiator.

### Kitchen

Base and eye level units with complimentary worktops, sink with draining board, built in cooker with electric hob, space and plumbing for a washing machine, fridge freezer, dishwasher and tumble dryer. Tiled flooring, tiled walls, UPVC double glazed window to the side elevation, UPVC door leading into the;-

### Conservatory

UPVC double glazed windows to the rear and side elevations, tiled flooring, UPVC double glazed door leading out into the garden.

### Landing

UPVC double glazed window to the side elevation, central heating radiator, loft access.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, built in three door wardrobes.



### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator, storage cupboard.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, boiler, storage cupboard.

### Bathroom

Modern suite comprising double shower cubicle, WC and wash hand basin, tiled walls, central heating radiator, UPVC double glazed window to the rear elevation











### Garage

Power and lighting, windows, up and over door, benches.

### Outhouse

Power and lighting, UPVC double glazed doors leading out into the garden.

### Outside

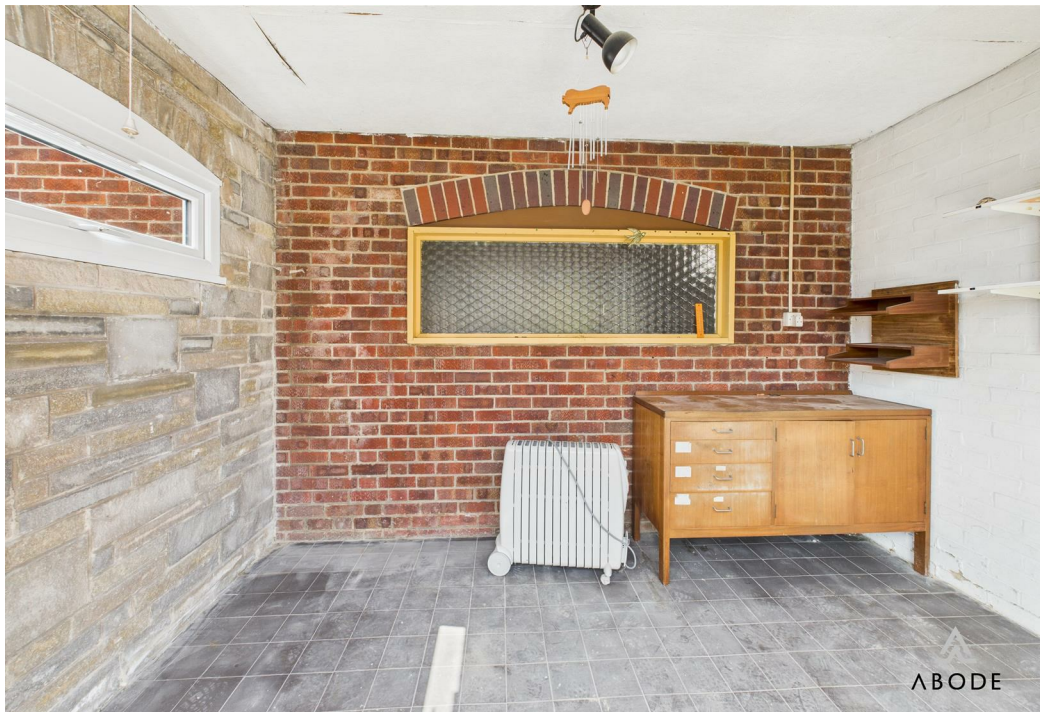
To the front and side of the property there is a garden laid to lawn, the rear garden is enclosed and is laid to patio with an outhouse perfect for storage or could be utilised as an office. The side lawned area could be incorporated to the rear garden subject to moving fencing. To the rear, there is a driveway providing off road parking, which in turn leads to the garage.







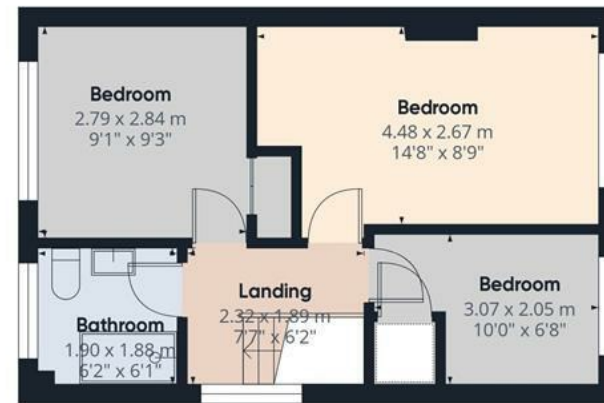




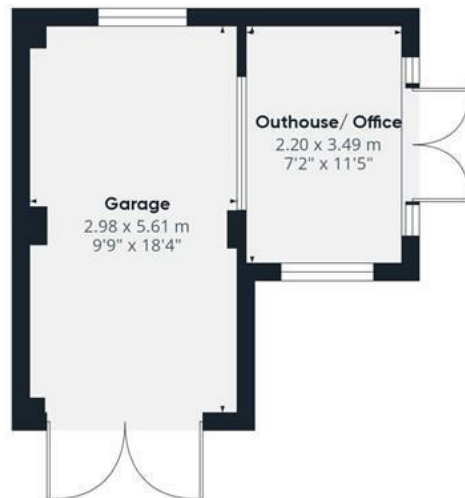




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>†</sup>**

102.94 m<sup>2</sup>

1108.04 ft<sup>2</sup>

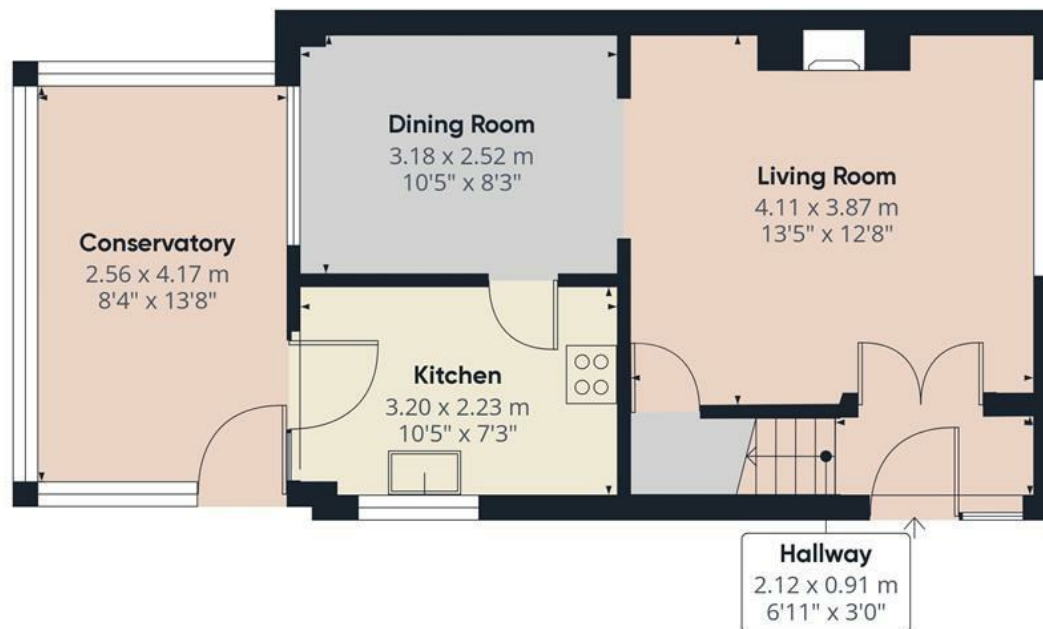
(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

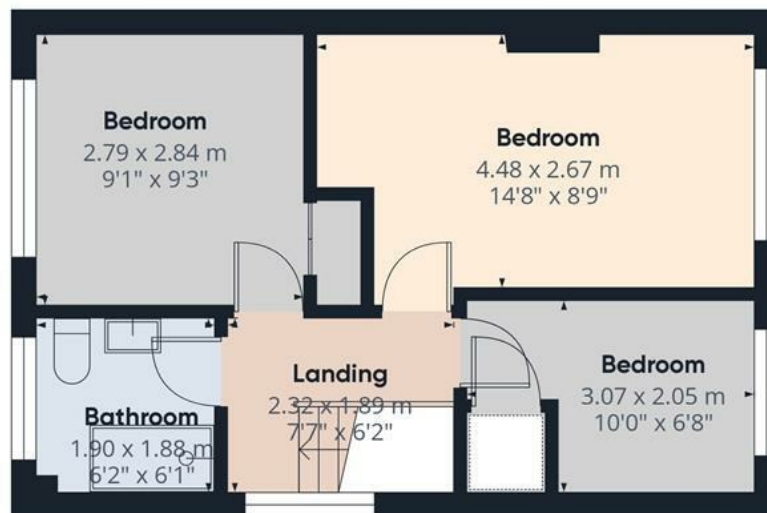




Floor 0 Building 1

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

78.46 m<sup>2</sup>  
844.54 ft<sup>2</sup>



Floor 1 Building 1

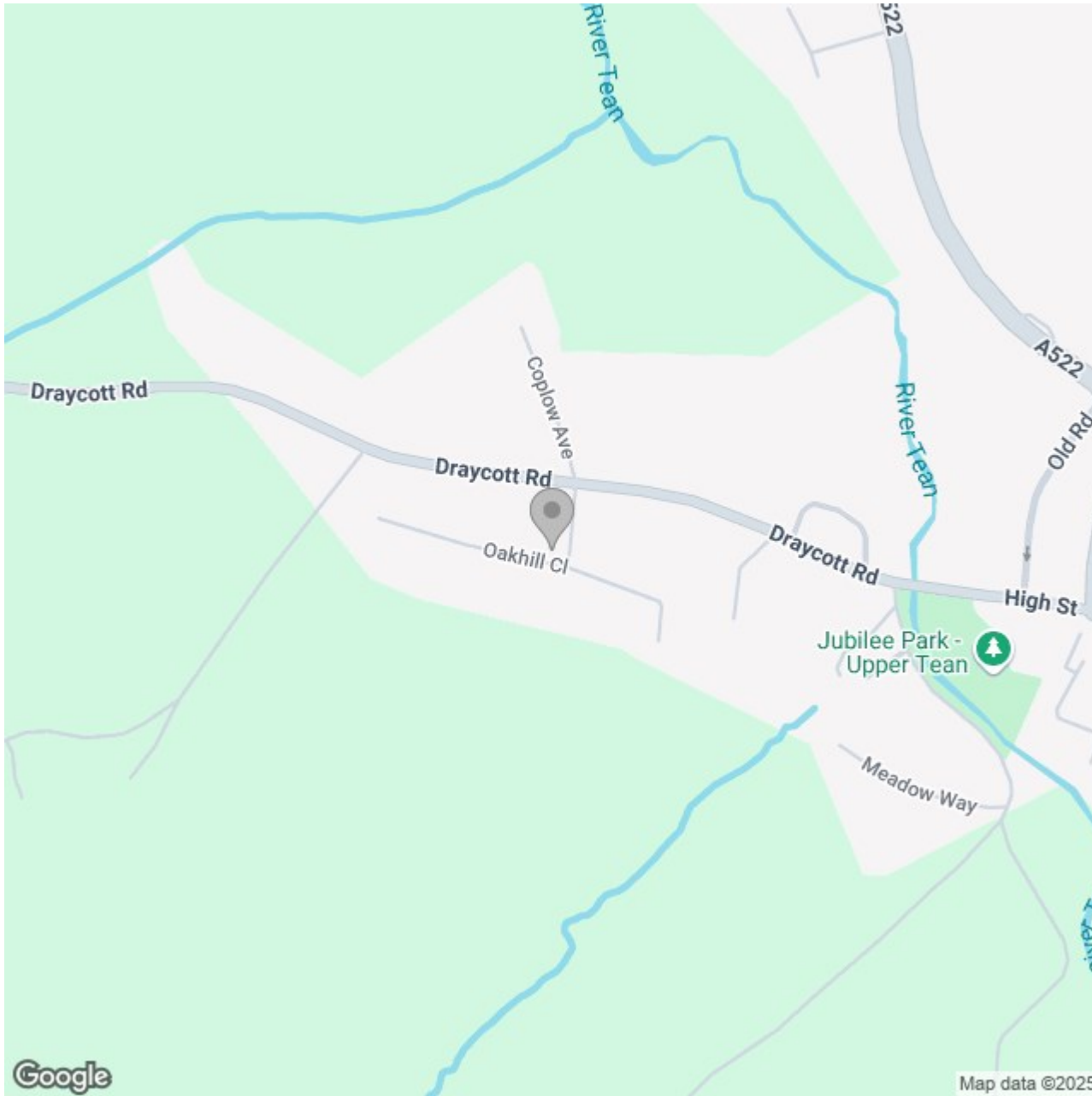
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 