





Abode are thrilled to present this charming two-bedroom, semi-detached cottage, which boasts an abundance of character and stunning features throughout. The property is beautifully presented and offers a warm, inviting atmosphere. It benefits from a driveway providing off-road parking and a well-maintained, enclosed rear garden – perfect for relaxing or entertaining.

Situated in the highly sought-after village of Tean, the property is ideally located within easy reach of local shops, schools, and amenities. Additionally, the nearby towns of Cheadle and Uttoxeter are just a short drive away, while the A50 offers excellent commuter links. Tean also offers picturesque countryside walks, making it a truly idyllic location.

In brief, the accommodation includes a spacious living room, dining area, and kitchen on the ground floor, with two well-proportioned bedrooms and a bathroom upstairs. This delightful home is ideal for first-time buyers, those looking to downsize, or as an investment or holiday let opportunity.

An early viewing is highly recommended to fully appreciate the character and charm this property has to offer!



Living Room

Wooden glazed bay window to the front elevation and wooden glazed window to the side, central heating radiator, wooden door leading in from the front, beams, feature multi fuel burner with tiled hearth and wooden mantle.

Dining Area

Central heating radiator, stairs leading to the first floor, UPVC double glazed window to the rear elevation.

Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, UPVC double glazed window to the side and rear elevations. Tiled flooring and partially tiled walls, wooden door leading out into the garden, space and plumbing for a washing machine, tumble dryer, fridge freezer and a cooker with extractor hood above, beams and central heating radiator.

Landing

Loft access, smoke detector, feature beams, central heating radiator, UPVC double glazed window to the side elevation.

Master Bedroom

Wooden glazed windows to the front and side elevations with secondary internal glazing, central heating radiator, feature beam.

Bedroom

UPVC double glazed windows to the rear elevation, central heating radiator, feature beam.



Bathroom

White suite comprising WC, wash hand basin and bath with shower over and foldable glass shower screen. Panelling, partially tiled walls, UPVC double glazed window to the rear elevation, central heating radiator, shelving.

Outside

To the front the tarmacadam driveway provides off road parking. Gated access provides access to the rear garden with steps leading up to the lawned garden. Shed, mature borders incorporating bushes, trees and shrubs.

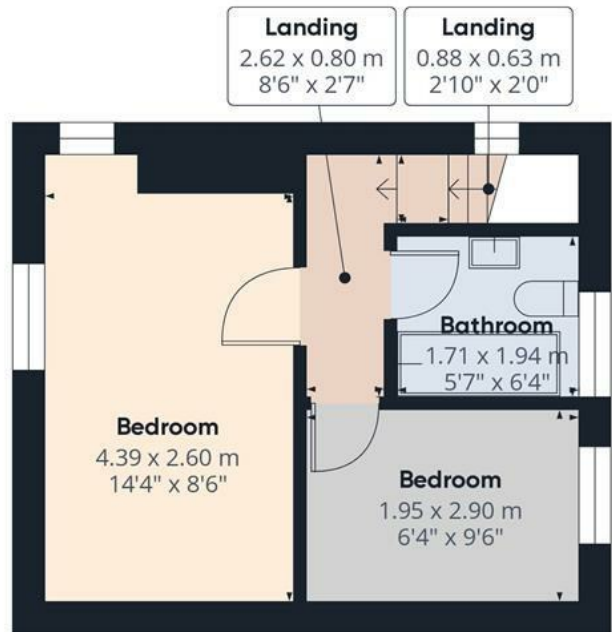








Floor 0



Floor 1

Approximate total area⁽¹⁾

57.73 m²

621.41 ft²

Reduced headroom

0.01 m²

0.09 ft²

(1) Excluding balconies and terraces

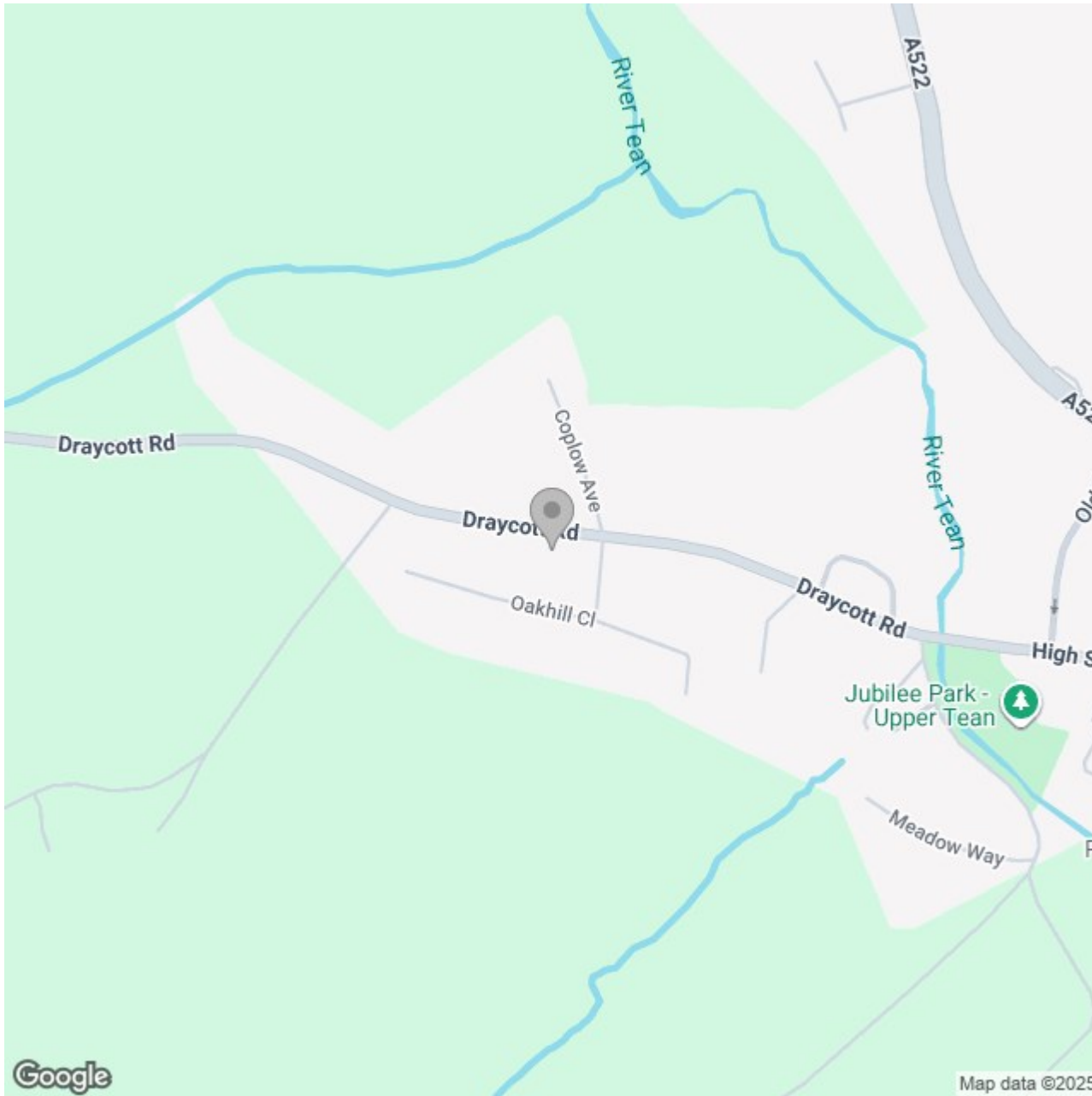
Reduced headroom

..... Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 