



Tean Bank Cottage, Uttoxeter Road, Tean, Stoke On Trent. ST10 4LN

welcome to

Tean Bank Cottage, Uttoxeter Road, Tean, Stoke On Trent

VIEWING IS A MUST of this IMPRESSIVE detached Grade II listed family home retaining some original features comprising: lounge, family room, breakfast kitchen, utility, bathroom, bedroom one and first floor two bedrooms, shower room. Front & rear gardens, double garage currently used as games room.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors.

Access to the property is gained via metal gates opening onto gravel driveway providing off road parking for several vehicles and leading to:

Timber Entrance Door:

Leading into:

Entrance Hallway:

Having wall lighting and down lighting; understairs storage; part tiled flooring; further store cupboard; central heating radiator; single glazed window to the rear elevation; stairs to the first floor accommodation; doors off to:

Lounge:

16' 9" max x 14' 2" max (5.11m max x 4.32m max)
Having fireplace housing feature gas stove; timber French doors leading out to the rear elevation; single glazed windows to the front and side elevations; wall lighting; exposed beams; two central heating radiators.

Family Room:

12' 2" into recess x 12' (3.71m into recess x 3.66m)
With feature fireplace housing a log burning stove; single glazed sash window to the front elevation; central heating radiator; wall lighting.

Breakfast Kitchen:

17' 1" max x 13' 6" max (5.21m max x 4.11m max)
A fitted kitchen comprising sink and drainer set in a base unit with waste disposal, mixer tap and boiling tap; range of further base, wall and drawer units; complementary work surfaces; Rangemaster oven with gas hob and cooker hood over; pillar; integrated dishwasher and fridge freezer; down lighting; loft access; complimentary wall and floor tiling; central heating radiator; single glazed windows to the front and rear elevations; door leading into:

Utility Room:

6' x 4' 5" (1.83m x 1.35m)
With plumbing for washing machine; tiled flooring; single glazed window to the front elevation; central heating boiler; cupboard housing the cylinder; down lighting.

Bathroom:

With free standing bath; walk in shower with overhead mains shower; wash hand basin set in a vanity unit; low level w.c.; integrated television; complementary tiling; heated towel rail; single glazed window to the rear elevation; down lighting.

Bedroom One:

12' 1" x 10' 2" into recess (3.68m x 3.10m into recess)
Having central heating radiator; single glazed sash window to the front elevation; feature cast iron fireplace with tiled insert; fitted wardrobes.

Stairs From Hallway:

Leading to:

First Floor Landing:

Having single glazed window to the rear elevation; central heating radiator; doors off to:

Bedroom Two:

12' 1" x 11' 4" into recess (3.68m x 3.45m into recess)
With single glazed sash window to the front elevation; central heating radiator.

Bedroom Three:

12' 3" max x 12' max (3.73m max x 3.66m max)
With central heating radiator; single glazed sash window to the front elevation; loft access.

Shower Room:

Having shower cubicle with wall mounted mains shower; wash hand basin set in a vanity unit; low level w.c.; complimentary tiling; single glazed window to the rear elevation; heated towel rail.

Gardens:

To the front of the property double metal gates open to the gravel driveway which provides off road parking for several vehicles with mature trees, lawned area, plantings and shrubs and wall boundaries. The rear garden has patio area with timber pergola over and wall mounted electric heater; hot tub, lawned area, further raised lawned area, trees and variety of planting and shrubs and timber fenced boundaries.

Double Detached Garage:

18' 2" max x 17' 10" max (5.54m max x 5.44m max)
Currently used as games room and for storage. Having one electric and one manual up and over door; side personal door; power and lighting.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Tean Bank Cottage, Uttoxeter Road, Tean, Stoke On Trent

- Council Tax Band D - Impressive Detached Grade II Listed Family Home
- Three Bedrooms
- Ground Floor Bathroom. First Floor Shower Room
- Lounge. Family Room. Breakfast Kitchen. Utility
- Gardens. Double Garage (Currently used as games room and storage)

Tenure: Freehold EPC Rating: Exempt

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR108663 - 0008

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