

# Tean Hall Mills, High Street, Tean, Stoke-On-Trent. ST10 4FF



# welcome to

# Tean Hall Mills, High Street, Tean, Stoke-On-Trent

Bagshaws Residential advise EARLY VIEWING of this apartment situated in a Grade II Listed Building, retaining many original features & accommodation over three floors comprises: Private Entrance Door, open plan living kitchen diner, utility, cloakroom, two bedrooms, en suite and bathroom. GARAGE.













Access to the property is gained via:

#### **Private Entrance Door**

Leading into:

#### **Entrance Hall:**

With turret enclosed brick spiral staircase with timber treads leading up to the first and second floors; electric heater.

#### **Utility:**

14' 5" max x 9' 5" max ( 4.39m max x 2.87m max ) Comprising stainless steel sink and drainer set in a base unit; integrated washer dryer; further appliance space; electric wall heater; complementary wall and floor tiling; single glazed windows to the rear and side elevations; electric heater.

#### **Guest Cloakroom:**

With low level w.c.; wash hand basin; tiled flooring.

#### **First Floor:**

#### Lounge Diner Area:

14' 2" x 15' 10" ( 4.32m x 4.83m ) With log burning stove on hearth; single glazed window to the front elevation; two electric wall heaters.

#### **Kitchen Area:**

10' 8" x 9' (3.25m x 2.74m) Fitted kitchen comprising stainless steel sink and drainer set in base unit; further base and wall units; complementary work surface; integrated electric oven with electric hob and cooker hood over; integrated dishwasher, fridge and freezer; complementary wall and floor tiling; storage cupboard; single glazed window.

#### **Stairs:** Leading to:

#### Second Floor Landing:

With wall mounted electric heater; single glazed window to the front elevation; airing cupboard; storage cupboard.

#### **Bedroom One:**

18' 2" x 15' 9" ( $5.54m \times 4.80m$ ) With dual aspect single glazed windows; electric wall heater; exposed beams to the ceiling; door leading into:

#### En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary wall and floor tiling; spot lights; heated towel rail.

#### **Bedroom Two:**

14' 9" x 10' 7" (  $4.50m \times 3.23m$  ) With single glazed window to the rear elevation; electric heater; beams to the ceiling.

#### Bathroom:

Having bath with mixer taps and side screen; wash hand basin; low level w.c.; heated towel rail; complementary wall and floor tiling.

#### Garage:

With up and over door; power and lighting.

### Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band D.





## welcome to

# Tean Hall Mills, High Street, Tean,

# **Stoke-On-Trent**

- Grade II Listed Apartment (over three floors)
- Private Entrance Door
- Two Double Bedrooms. En Suite and Bathroom
- Open Plan Living Kitchen Diner
- GARAGE

#### Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 199 years from 28 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

## view this property online bagshawsresidential.co.uk/Property/UTR109451

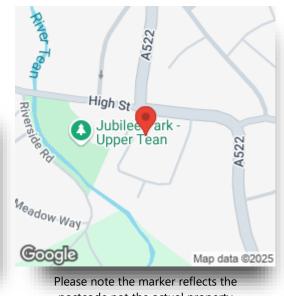


Property Ref:

UTR109451 - 0002

or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

bagshaws residential



01889 567567

Uttoxeter@bagshawsresidential.co.uk

17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk