



22, High Street, Upper Tean, Stoke-On-Trent, ST10 4DZ Offers Around £175,000

This substantial property is located on Tean High Street and has had a number of uses including a Hardware Retail Shop but is now a large three bedroomed family sized home. Whilst the property would benefit from some further modernisation it includes UPVc glazing and gas central heating via a combination gas boiler and affords great potential. It comprises Long Reception Hall, Spacious Main Lounge, Dining Room and Dining Kitchen with Pantry off. A wide staircase leads to the first floor with Three Large Bedrooms, a Shower Room and a further Main Bathroom. Externally at the rear will be an enclosed block paved and gravel yard/garden with gated access to a shared vehicle access right of way to the High Street. The property offers great potential for whatever you wish to use it for. The property is chain free.

RECEPTION HALL



With UPVc external door, carpet and built in below stairs store.

LOUNGE 17' x 17' (5.18m x 5.18m)



With two radiators, carpet, television point, cupboard with electricity meter, decorative feature brick fireplace and wall light points. A glazed door leads to:-

DINING/SITTING ROOM 13' x 13'10" (3.96m x 4.22m)



With radiator, carpet, feature fireplace with coal effect gas fire, beams to ceiling and television point.

DINING KITCHEN 13' x 12'10" max (3.96m x 3.91m max)



With cushion floor covering, stainless steel sink unit, base units and drawers, wall cupboards, built in electric oven and gas hob with cooker hood over, coving, wall mounted combination gas boiler, UPVc external door, pantry off and access to vaulted cellar.

INNER HALL



With carpet and access to wide staircase leading to the spacious first floor landing with carpet and built in storage cupboard.

BEDROOM 1 13'10" max x 13' (4.22m max x 3.96m)



With carpet, radiator, dado rail, wall light point and display alcove.

BEDROOM 2 14' x 10'4" (4.27m x 3.15m)



With carpet, radiator, built in wardrobes and storage over bed recess.

BEDROOM 3 11'4" x 10'6" (3.45m x 3.20m)



With carpet, radiator and built in store.

SHOWER ROOM 5'3" x 5' (1.60m x 1.52m)



With W.C., corner shower cubicle with electric shower, extractor fan and tiled walls.

MAIN BATHROOM 8'5" x 8'3" (2.57m x 2.51m)



With coloured suite of bath, wash hand basin in vanity unit, W.C., carpet, tiled walls and radiator.

OUTSIDE



To the rear will be an enclosed block paved and gravel garden/yard area with gated access to the rear shared service road which affords vehicle access to High Street (shown edged blue on the site plan for identification purposes only).

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr Timothy Halliday of The Eric Whitehead Partnership St Giles Chambers 14 Chapel Street Cheadle Stoke on Trent Staffordshire ST109 1DY Telephone 01538 755761

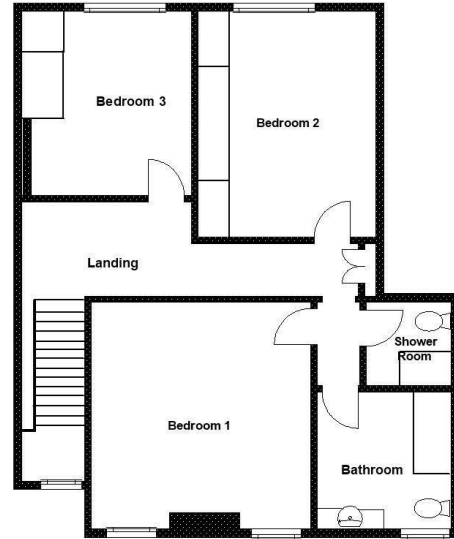
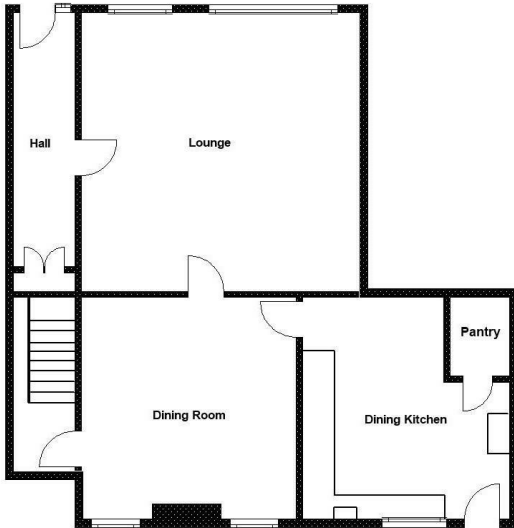
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

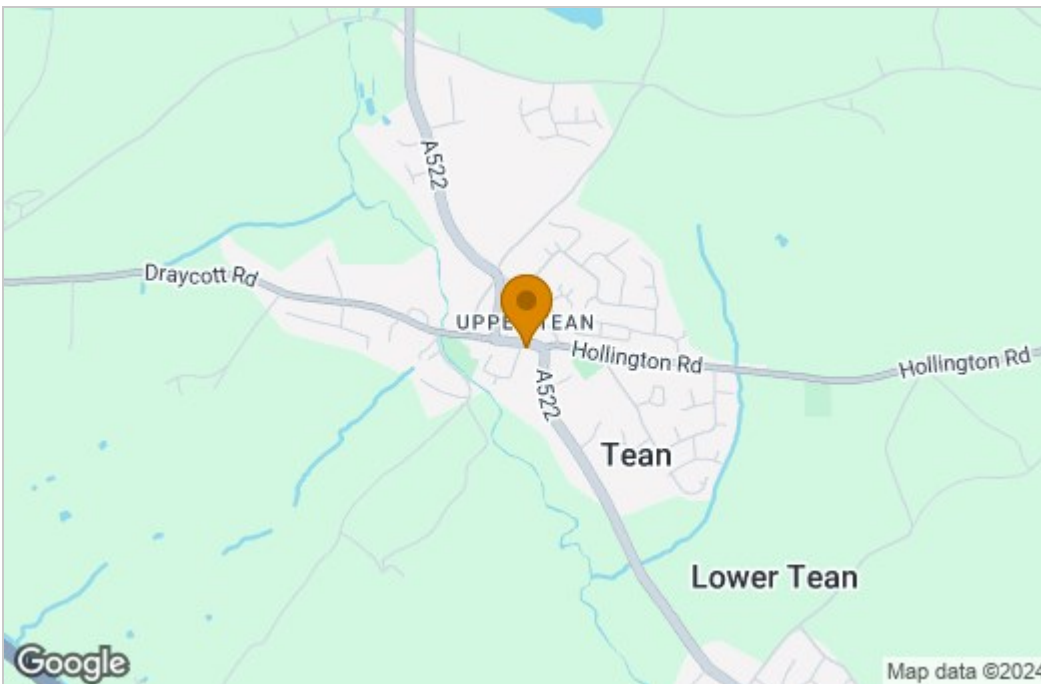
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage advisor is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

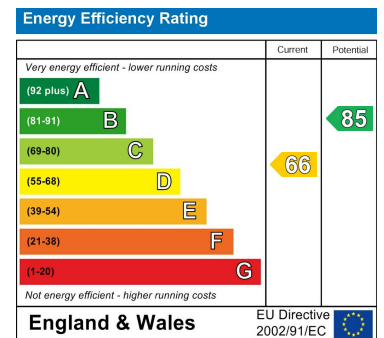
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

