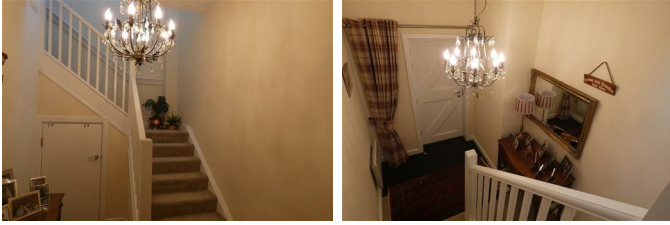




## **The Coach House, 26 Tean Hall Mills, Upper Tean, Stoke-On-Trent, ST10 4FF Offers Around £149,000**

This one of a kind apartment is located in the original Old Coach House in this impressive 'listed' Mill Complex and benefits from its own access and a basement garage. The impressive accommodation comprises a Ground Floor Reception Hall with carpet and store and staircase to the accommodation with a feature Central Hall, Large Open Plan Living Space with Fully Fitted Kitchen Area and some retained original features together with the Master Bedroom with Ensuite Shower Room, Further Bedroom and Spacious Main Bathroom. Outside the property has access to shared facilities, bin store etc, but also has the benefit of its own garage with store room off.

## RECEPTION HALL



With carpet, electric panel heater, below stairs store and feature staircase to the 1st floor living area.

## RECEPTION AREA



With carpet and airing cupboard with large capacity electric hot water cylinder.

## OPEN PLAN LIVING AREA 25' x 17'0" (7.62m x 5.18m)



With some original cast iron fittings, carpet, two panel heaters, television point plus kitchen area with tiled floor, inset sink unit, base units and drawers integrated fridge freezer, dishwasher and washing machine, built in electric oven and ceramic hob with cooker hood over and ceiling down lighting.

## BEDROOM 1 15'10" x 13'9" max (4.83m x 4.19m max)



With electric panel heater, carpet and television point.

## ENSUITE SHOWER ROOM 6'10" x 3'9" (2.08m x 1.14m)



With washhand basin in vanity unit, W.C., shower cubicle with mains shower, extractor fan, shaver point and wall mounted fan heater.

## BEDROOM 2 12'max x 9' (3.66mmax x 2.74m)



With electric panel heater and carpet.

## BATHROOM 9' x 7'3" max (2.74m x 2.21m max)



With fitted suite of bath, washhand basin and W.C. electric heated towel rail, carpet, part tiled walls, ceiling downlighting, extractor fan and fan heater.

## OUTSIDE



The property has its own private access door together with its own garage (18'4" x 11'8") with up and over door and side storage area.

## TENURE

The property is leasehold, Original lease from the 28 January 2013 for 199 years.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## VACANT POSSESSION

On Completion

## LOCAL AUTHORITY

Staffordshire Moorlands district Council. Tax band C

## VIEWING

Strictly by arrangement with the Estate Agent

## VENDORS SOLICITORS

Mr Richard Scholes of RJS Solicitors 01782 645070 of Trentham

## SERVICES

Mains Water, Electricity and Drainage Broadband is good

## TITLE

The property is registered with HMLR Ref: SF 614536 which contains all the legal information

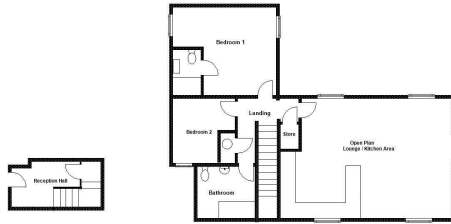
## MANAGING AGENT

Messr Rory Mack Associates of Stoke

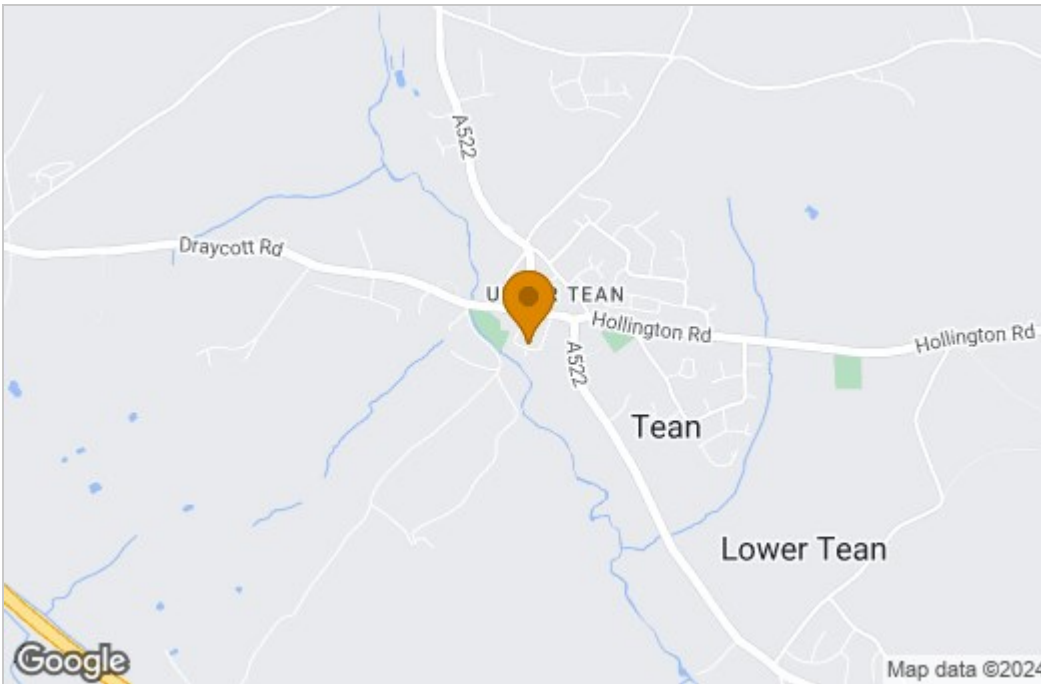
## FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser 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.**

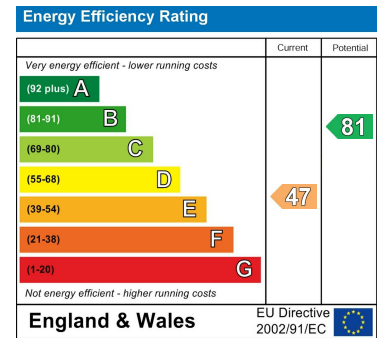
# Floor Plan



# 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.

