

17, Tean Road, Cheadle, Stoke-On-Trent, ST10 1LG Offers Around £195,000

This traditional style semi detached dwelling is well located in relation to the Town, Schools and Local Amenities and backs onto the Recreation Ground at the rear. This property dates from the early 1900's and retains its original wood block flooring but has been modernized by previous owners to include UPVc double glazing, gas central heating via a combination gas boiler, together with a feature dining kitchen area. The property comprises Lounge, Dining Area with open archway to Fitted Kitchen, Side Hall with access to W.C/Cloakroom. Stairs lead to the first floor with Three Bedrooms and a recently upgraded Shower Room. Outside to the front is a paved parking area with shrub box and gated access to side block paved walkway leading to the enclosed rear garden with a block paved area, gravel area with shrub borders, paved patio area, water point and garden store.

LOUNGE 13'6" into bay x 12' (4.11m into bay x 3.66m)



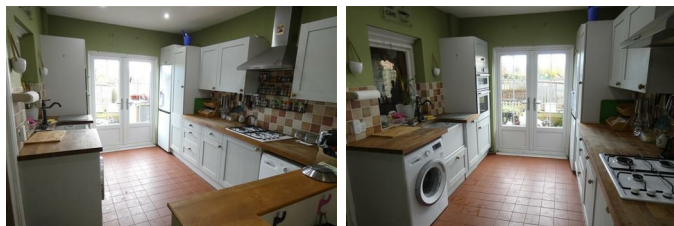
With wood block floor, solid fuel fireplace with tile hearth (for smokeless fuel only) bay window, television point, coving, radiator, wall light points and glazed double doors to :-

DINING ROOM 12'7" x 12' (3.84m x 3.66m)



With engineered oak flooring, radiator, telephone point, decorative fireplace with gas point and cupboard housing the wall mounted combination gas boiler, open access leads to :-

FITTED KITCHEN 11'4" x 9' (3.45m x 2.74m)



With tiled floor, UPVc patio doors to rear garden, ceiling down lighting, provision for washing machine, integrated dishwasher, deep glazed sink, solid wood work tops, base units and drawers, wall cupboards, built in electric double oven, gas hob with cooker hood over, tall storage cupboard and radiator.

SIDE HALL 7'5" x 2'4" (2.26m x 0.71m)

With tiled floor, radiator, part panelled walls and composite external door.

CLOAKROOM 3'5" x 2'4" (1.04m x 0.71m)

With part panelled walls, tiled floor and W.C.

STAIRS

Lead to first floor landing with carpet, cupboard with electricity trip box and meter and access to loft storage area by pull down ladder.

BEDROOM 1 11'4" x 9'1" (3.45m x 2.77m)



With carpet and radiator.

BEDROOM 2 12'7" x 9'1" (3.84m x 2.77m)



With carpet and radiator

BEDROOM 3 10'10" x 6'3" plus recess (3.30m x 1.91m plus recess)



With carpet, radiator and built in storage cupboard.

**MODERN SHOWER ROOM 7'6" x 6'3" plus recess
(2.29m x 1.91m plus recess)**



With cushion floor covering, tiled walls, heated towel rail, glazed shower cubicle with mains shower unit, extractor fan, wall mirror, feature square washhand basin in vanity unit with mirror over.

OUTSIDE



To the front is a paved parking area with side shrub planter. Gated access leads to the side block paved access pathway with gated access to the enclosed rear garden with water point, block paved area and step to lower level with garden area, shrub border paved patio and garden store.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

The property is freehold under Land Registry Title No. SF 313833

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorland District Council Council Tax Band 'B'

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

CONSTRUCTION

The property is of traditional construction.

SERVICES

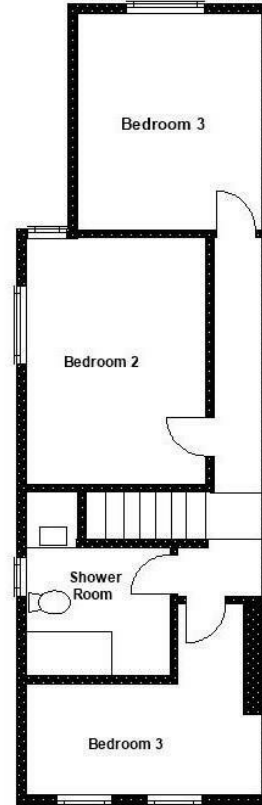
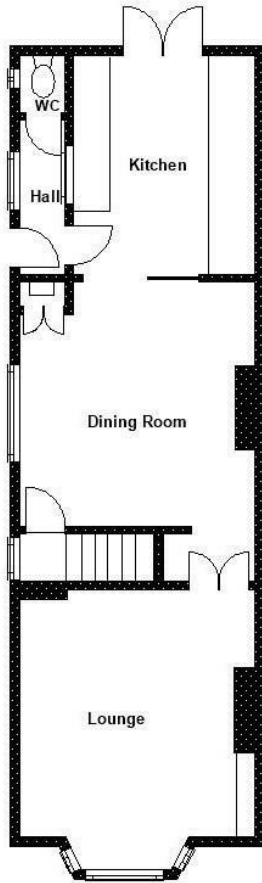
Mains Water, Gas, Electricity and Drainage are connected to the property

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

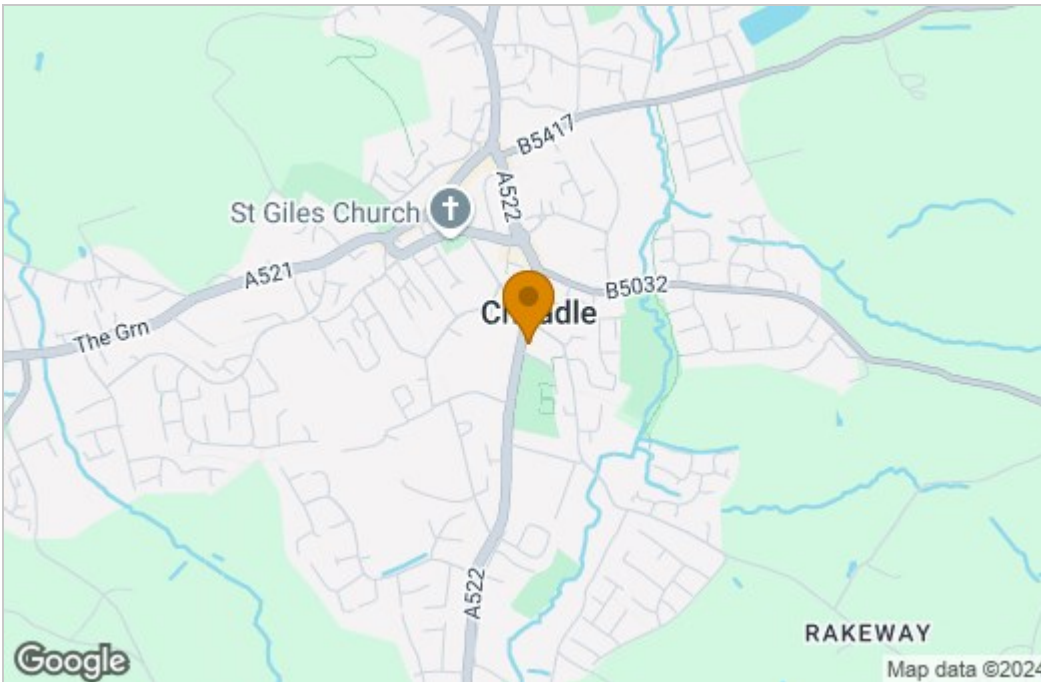
FINANCE

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

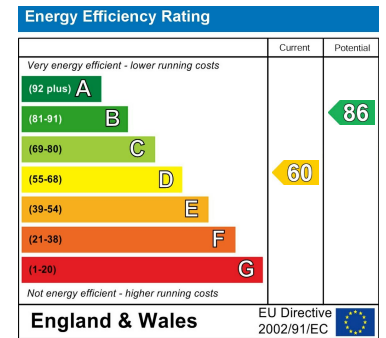
Floor Plan



Area Map



Energy Efficiency Graph



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