



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



15 Aintree Road

Tea, Stoke-On-Trent, ST10 4EU

Offers In The Region Of £295,000



3



2



1



D

15 Aintree Road

Tean, Stoke-On-Trent, ST10 4EU

****CORNER PLOT** **NO CHAIN****

Nestled on Aintree Road in the rural village of Tean, this charming family home presents an excellent opportunity for those seeking a spacious living environment. The property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space.

Upon entering, you will find a welcoming reception room that offers an open plan living and dining room, downstairs wc, fully fitted kitchen with three first floor bedrooms and family bathroom.

One of the standout features of this property is its larger than average landscaped gardens, which provides ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the countryside views.

Additionally, the property is offered with no chain, and with its appealing features and prime location, this property is sure to attract interest. We invite you to come and experience the warmth and charm of this lovely family home.

Situation

The Village of Tean has its own amenities, including supermarket, Cafe & Pubs, Village Hall and Schools, along with various Countryside Walks. Close to the neighbouring market towns of Leek, Cheshire and Uttoxeter, with good commuter links.





Directions

w h a t 3 w o r d s -
 ///hacking.inspected.misfits
 From our Derby Street Leek offices take the A520 Cheddleton Road out of the town. Upon reaching Wetley Rocks bear left onto Blakeley Lane. Turn left signposted Cheadle and continue towards Cheadle. At the roundabouts continue straight ahead signposted Tean. At the fork into road bear left onto St Thomas's Road and turn left onto Parklands Road. Turn right onto Parklands Road and left onto Aintree Road. Number 15 is situated on the left hand side identifiable by our For Sale board.

Entrance Hall

uPVC double glazed external door to front, radiator, staircase off. Under stairs cupboard.

Cloakroom

Housing low level wc, wash hand basin in vanity, radiator, uPVC double glazed window to side and tiled floor.

Living/Dining Room 20'7" x 10'7" (6.29 x 3.25)

Feature uPVC double glazed bay window to front, radiator, fireplace incorporating gas fire, uPVC double glazed patio doors to rear aspect.

Kitchen 11'1" x 8'3" (3.38 x 2.53)

uPVC double glazed window to rear, radiator, good range of kitchen wall and base units with integrated appliances, work surfaces with inset one and a half bowl sink unit, tiled floor, uPVC double glazed door to side garden.





First Floor Landing
With Airing Cupboard.

Bedroom One
11'9" x 10'8" (3.60 x 3.26)
uPVC double glazed window to rear aspect, radiator, built in bedroom furniture.

Bedroom Two
8'11" x 8'6" (2.73 x 2.61)
uPVC double glazed window to rear aspect, range of built in bedroom furniture, radiator.

Bedroom Three
10'8" x 8'8" (3.26 x 2.66)
uPVC double glazed window to front aspect, built in bedroom furniture, radiator. Note this room could prove suitable for a home office if desired.



Bathroom
8'11" x 5'4" (2.74 x 1.65)
Suite comprising jacuzzi bath with shower fitment over, low level wc, wash hand basin in vanity unit, heated towel rail, uPVC double glazed frosted window to front aspect and tiled walls.

Outside
Spacious block paved driveway to the front aspect providing ample off road parking with adjoining flower borders.

Garage

23'9" x 8'1" (7.24 x 2.47)

With electric roller shutter door, concrete floor, light and power connected, external door to rear gardens.

Rear Gardens

Sizeable landscaped gardens to the rear providing patio area with spacious terraced gardens and lawns, established flower borders and fruit trees, feature Gazebo, Garden Shed, Aluminium framed double Greenhouse, external power points, courtesy lighting.

Services

All mains services are connected.

Council Tax Band

The council tax band is C.

Viewings

By prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.





[Please Note](#)

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

[Tenure & Possession](#)

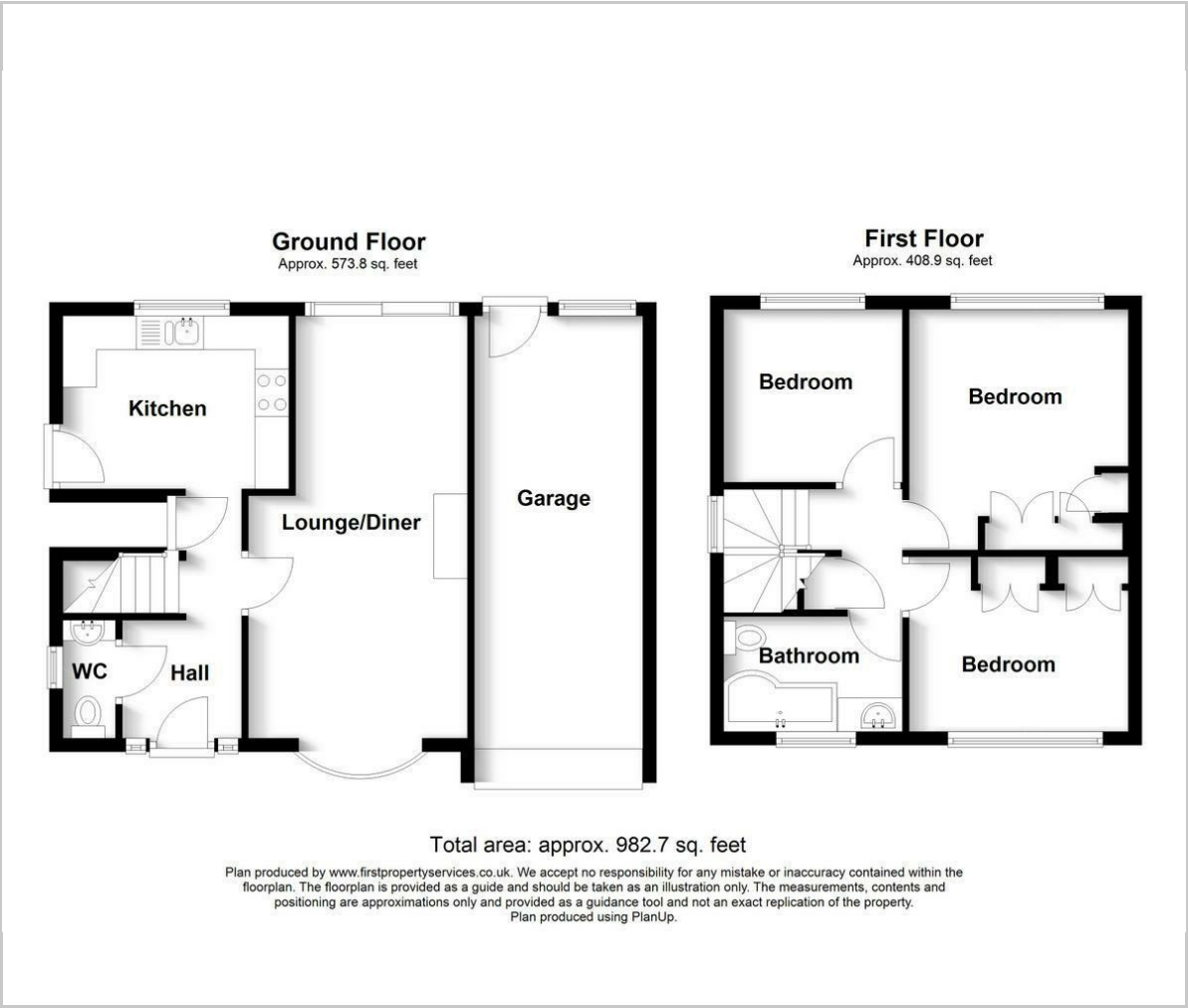
The property is held freehold and vacant possession will be given upon completion.

[Wayleaves & Easements](#)

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Floor Plan



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

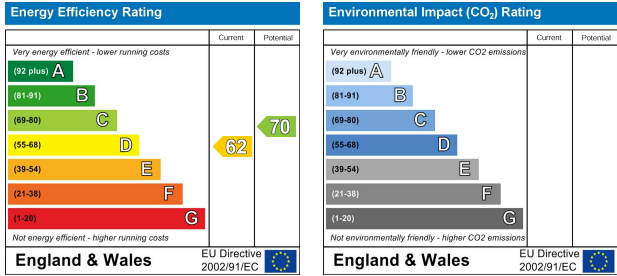
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>

Area Map



Energy Efficiency Graph



57 Derby Street, Leek, Staffordshire, ST13 6HU
Tel: 01538 373308 Email: enquiries@grahamwatkins.co.uk <https://www.grahamwatkins.co.uk>