

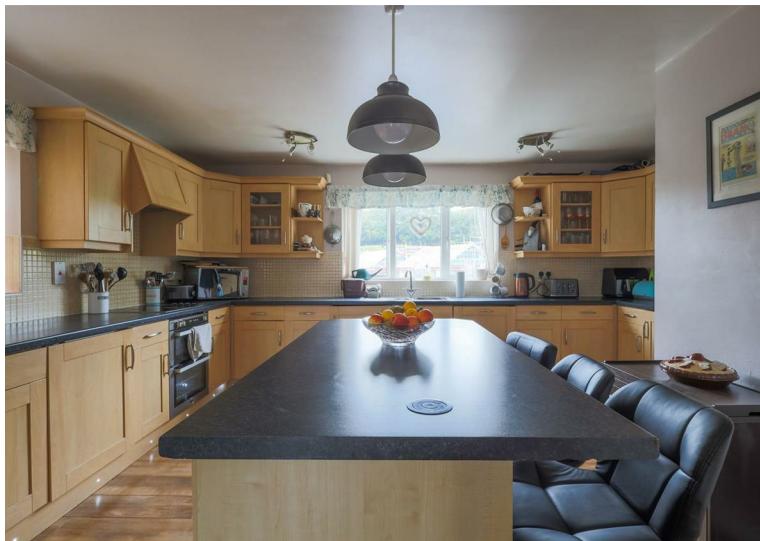


82 Tenford Lane, Tean, Staffordshire ST10 4RF
Offers around £390,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

We are thrilled to present this exceptional four-bedroom detached family home for sale! Nestled on the highly coveted Tenford Lane, this magnificent three-story property caters perfectly to the needs of modern families, providing adaptable living spaces and impressive accommodations. Perfectly positioned for families seeking proximity to esteemed schools and convenience to amenities, this home is just a stone's throw away from the bustling High Street. Moreover, for those with travel aspirations, easy access to major cities across the country is facilitated by the nearby A50 Stoke-Derby Link Road. This residence is a true gem, offering a turnkey opportunity. Meticulously maintained and designed to a high standard, the layout, briefly comprising of: on the ground floor, an entrance hall with cloakroom facilities, a second bedroom with its own en-suite. Ascending to the first floor, there's a generous lounge overlooking the rear elevation, an impressive open-plan kitchen combined with dining and family areas, a conservatory, and a primary bedroom with en-suite. The second floor welcomes you with two additional spacious double bedrooms and a family bathroom. Externally, the property boasts off-road parking via a tarmac driveway and an integral double garage equipped with power and lighting. The rear garden is a haven, featuring an Indian stone paved patio, a well-maintained lawn, and fenced boundaries. This property offers a blend of comfort, functionality, and elegance, ready to become your new home sweet home.



The Accommodation Comprises

Entrance Hall

12'9" x 5'10" (3.89m x 1.78m)

On entrance via a composite front entrance door there is a Cloakroom off and access into the Bedroom. Stairs rise up to the First Floor, radiator.

Guest Cloakroom/Utility Area

3'1" x 5'3" (0.94m x 1.60m)

Suite comprising low flush WC and wash hand basin.

Bedroom Two

15'11" x 14'5" (4.85m x 4.39m)

Having a range of built in wardrobes, radiator, tiled floor and UPVC window. There is an under stairs storage cupboard off.

En-Suite Shower Room

7'8" x 2'6" (2.34m x 0.76m)

Fully tiled shower cubicle with plumbed in shower and enclosed by a glass door, pedestal wash hand basin and low flush WC. The room has a tiled floor and radiator.

First Floor

Stairs rise up to the:

Landing

Giving access to all living rooms and bedroom 1. Having a radiator & UPVC window.

Guest Cloakroom

5'11" x 3'7" (1.80m x 1.09m)

Low flush WC, pedestal wash hand basin and radiator.

Lounge

15'7" x 14'5" (4.75m x 4.39m)

A spacious lounge with UPVC patio doors leading into the Conservatory. There is a radiator to finish.

Conservatory

9'5" (max) x 23'6" (max) (2.87m (max) x 7.16m (max))

Brick and UPVC in construction having doors leading outside. The room is flexible for its purposes and has a tiled floor.

Kitchen/Breakfast Area

16'10" x 16'1" (reducing to 12'2") (5.13m x 4.90m (reducing to 3.71m))

A fitted kitchen having an excellent range of high and low level units, ample work surfaces and a centre island. Built in appliances include an electric double oven, hob & extractor hood. Integrated into the units are a fridge freezer and dishwasher. The walls are partly tiled and there are two UPVC windows.

Sitting/ Dining Area

9'9" x 22'8" (2.97m x 6.91m)

A large family area with laminate flooring, patio doors leading into the Conservatory and a composite rear entrance door opening out to the garden.

Bedroom One

14'5" x 13'9" (4.39m x 4.19m)

A range of built in wardrobes, radiator and UPVC window.

En-Suite

With tiled shower cubicle and plumbed in shower, pedestal wash hand basin & low flush WC. There is a chrome towel radiator, part tiled walls & UPVC window.

Second Floor

Rising up to the:

Bedroom Three

17'6" x 15'4" (5.33m x 4.67m)

Built in wardrobes, two radiators and a UPVC window,

Bedroom Four

17'6" x 14'5" (5.33m x 4.39m)

Two radiators and a UPVC window.

Family Bathroom

Suite comprising of a panel in bath with mixer tap, pedestal wash hand basin and low flush WC. In addition there is a tiled shower cubicle with plumbed in shower, radiator, part tiled walls and a UPVC window.

Outside

Externally the property benefits from having a driveway providing ample off road parking, detached double garage

with a metal up and over door, light & power. This is also where the properties boiler is mounted.

The rear has a lovely enclosed garden mostly laid to lawn with a variety of mature plants and flowers, the paved patio area stretches across the rear providing great entertainment space. The position of this property is privileged where you can enjoy views of the fields to the front elevation.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

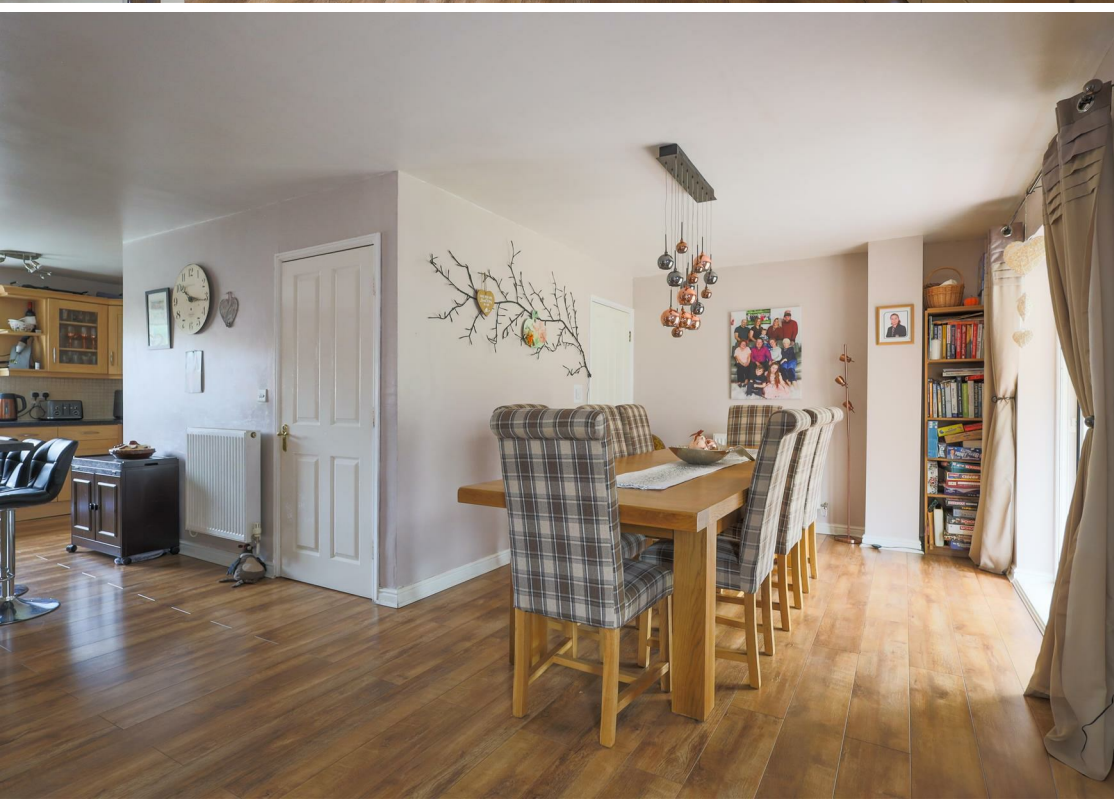
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

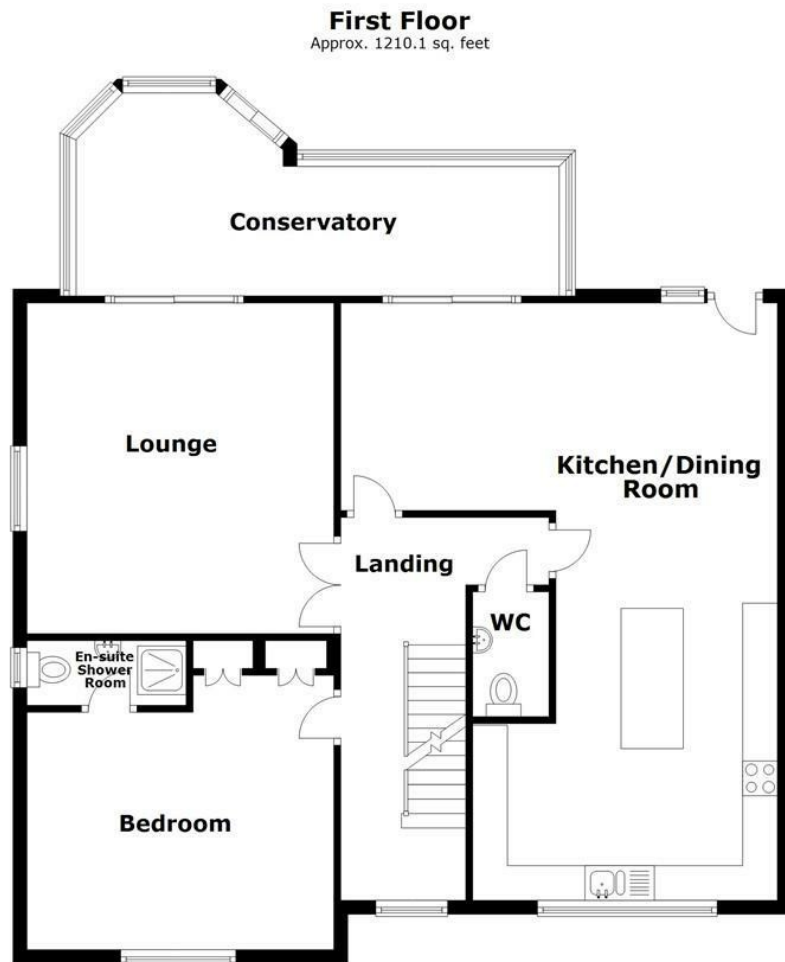
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.



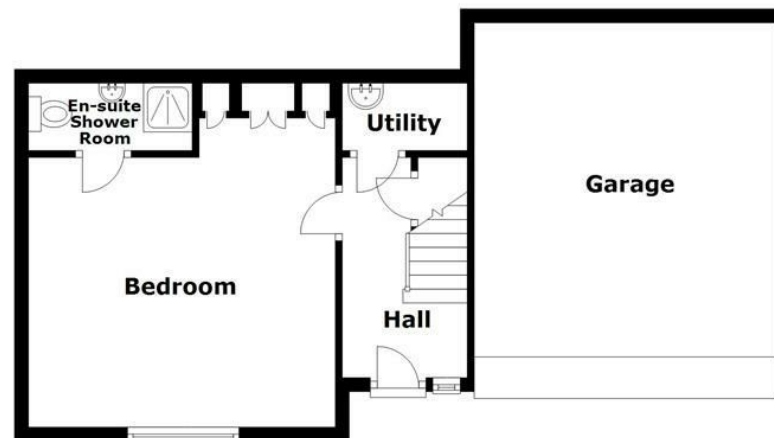


Reece

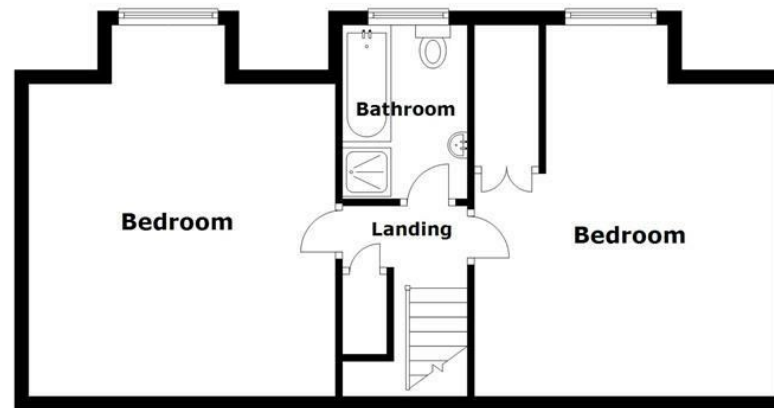
Aiden



Ground Floor
Approx. 568.2 sq. feet



Second Floor
Approx. 581.1 sq. feet



Total area: approx. 2359.5 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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