



4 Coplow Avenue, Tean, Staffordshire ST10 4JQ
Realistic offers considered £175,000



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

A well-positioned semi-detached bungalow in the charming Tean Village, conveniently close to the A50 Stoke-Derby Link Road, presents an excellent option for retirement or for those stepping into their first home.

This extended semi-detached bungalow features a welcoming lounge with a electric fireplace, a combined kitchen and dining area, and an inner hall which leads to two bedrooms, and shower room.

Outside, a driveway leads to a detached garage, with additional parking and an enclosed rear garden completing this inviting package.

It's worth noting that the property requires further improvement and modernisation throughout, making it an ideal opportunity for purchasers seeking a project rather than expecting a move-in ready home.

Don't miss out on the chance to add your personal touch and transform this property into your dream abode.



The Accommodation Comprises

Entrance Hall

9'8" x 3'1" (2.95m x 0.94m)

With a UPVC entrance door and radiator.

Lounge

15'10" x 11'6" (4.83m x 3.51m)

The lounge boasts a tiled fireplace featuring a marble hearth and complemented by an electric fire, creating a focal point within the room. Additionally, a radiator ensures warmth and comfort, while a UPVC window welcomes natural light.

Kitchen/ Dining Area

17'3" (max) x 10'9" (max) (5.26m (max) x 3.28m (max))

The fitted kitchen features a stainless steel inset sink with base cupboards underneath, offering convenient storage solutions. A range of built-in fitted kitchen units with a work surface provides ample space for preparations. Essential appliances include a built-in electric oven, electric hob, and extractor hood.

The kitchen is equipped with a radiator, while the tiled floor adds durability and there are two UPVC windows.

Inner Hall

Access to the roof void and also the slumber accommodation.

Bedroom One

12'11" x 10'1" (3.94m x 3.07m)

With UPVC window and radiator.

Bedroom Two

9'4" x 9'6" (2.84m x 2.90m)

With UPVC window and radiator.

Shower Room

6'9" x 5'10" (2.06m x 1.78m)

Shower cubicle with electric shower, pedestal wash hand basin, low flush WC, UPVC double glazed window. Tiled walls and floor, built in storage cupboard off containing Worcester Bosch wall mounted gas combination boiler which supplies domestic hot water and central heating to radiators.

Outside

Accessible via a driveway from the road, the property offers convenient vehicular access to a detached garage and parking space, ensuring hassle-free parking arrangements for residents and guests alike. Enhancing the curb appeal, a small front garden welcomes you home with its charming greenery. A small rear garden offers a private outdoor space for relaxation and has been paved for ease of maintenance.

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.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

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.





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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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