



25 Parklands Road, Tean, Staffordshire ST10 4DT
Offers around £195,000



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

Discover tranquility and comfort in this charming semi-detached bungalow, nestled within a peaceful cul-de-sac at the pinnacle of the neighborhood. As you arrive, a welcoming tarmac driveway greets you, providing ample parking amidst the serene surroundings. The expansive lawned frontage, adorned with delightful flower borders, sets the stage for a picturesque entrance. Step inside to be greeted by the inviting entrance hall, leading you seamlessly into the lovely lounge adorned with a tiled fireplace and fitted gas fire, perfect for intimate gatherings or quiet evenings in. While the kitchen boasts integrated appliances, there's opportunity for personalisation and enhancement to suit your taste and style. Journey through the inner hall to discover the restful slumber quarters, comprising two bedrooms and a modern, upgraded shower room exuding contemporary elegance. The property boasts a spacious plot with a large lawned front garden and well-stocked flower borders. A tarmac driveway provides ample parking, leading to a detached garage with an electric remote-controlled door and side courtesy entrance. The rear garden features a paved patio and tiered landscaping filled with shrubs and flowers, including a greenhouse. This delightful bungalow caters to a range of discerning buyers, particularly those seeking the ease and comfort of single-level living. With its prime location just a stone's throw away from Tean Village Centre, convenience and community are right at your doorstep. Don't miss your chance to make this serene retreat your own oasis of calm and contentment.



The Accommodation Comprises

Entrance Hall

3'6" x 7'1" (1.07m x 2.16m)

Enter the welcoming entrance hall, featuring a double radiator for instant warmth and a UPVC door offering both modern style and security.

Lounge

19'0" x 11'4" (5.79m x 3.45m)

Relax in the inviting lounge, complete with a tiled fireplace and hearth, complemented by a coal effect fitted gas fire for cosy evenings. Two single radiators ensure comfort throughout, while a UPVC window bathes the space in natural light, creating a warm and inviting atmosphere.

Kitchen

9'1" x 8'10" (2.77m x 2.69m)

The kitchen presents an opportunity for modernisation, featuring a dated layout ready for a stylish upgrade. It includes an inset stainless steel sink unit with a mixer tap and a range of high and low-level kitchen units with work surfaces. Built-in Bosch appliances such as the oven, gas hob, and extractor hood offer convenience. With part-tiled splash-backs, plumbing for an automatic washing machine, and a UPVC window, this space awaits your personal touch to transform it into a contemporary culinary haven.

Inner Hall

Access to the fully boarded roof via a pull down ladder and slumber accommodation.

Bedroom One

11'4" x 11'5" (3.45m x 3.48m)

Boasting a selection of built-in wardrobes and drawer units, providing ample storage solutions for your convenience. A radiator ensures warmth throughout the room, while a UPVC window floods the space with natural light, creating a comfortable and inviting atmosphere.

Bedroom Two

8'3" x 8'10" (2.51m x 2.69m)

Features a built-in wardrobe offering convenient storage, complemented by a single radiator. A UPVC window fills the room with natural light.

Shower Room

6'5" x 5'3" (1.96m x 1.60m)

The shower room boasts a sleek corner shower unit with a glass enclosure and a Mira electric shower spray. It also includes a pedestal wash hand basin and a low flush WC for convenience. A chrome towel radiator adds a touch of elegance while keeping towels warm and dry. The tiled walls and floor offer durability and easy maintenance, while inset spotlights and a UPVC window illuminate the space.

Outside

This property sits on a generous plot, boasting a spacious front garden adorned with lush lawns and beautifully manicured flower borders, creating a charming first impression. A tarmac driveway provides ample off-road parking and leads to the detached garage, complete with an electric remote-controlled up and over door, offering convenience and security for your vehicles.

The rear garden is a true delight, featuring a paved patio area perfect for outdoor entertaining. Steps lead up to a meticulously maintained tiered garden, brimming with a variety of shrubs, small bedding plants, and colorful flowers. At the top tier, a greenhouse is included, providing the opportunity for gardening enthusiasts to indulge their passion. The rear garden offers privacy and seclusion, making it an ideal space for relaxation and enjoyment of the outdoors.

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

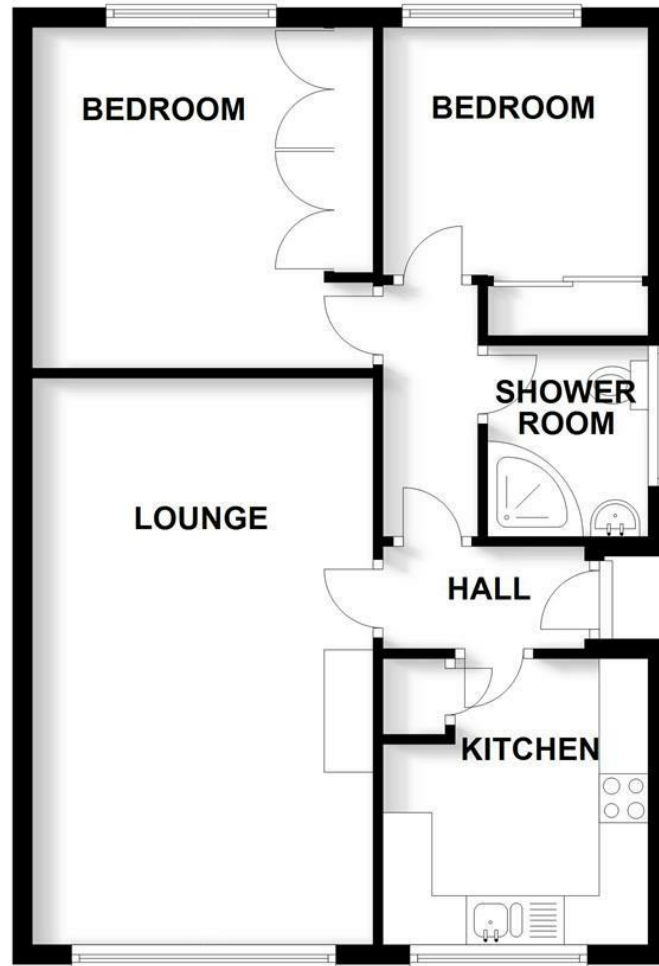
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





GROUND FLOOR

APPROX. 626.3 SQ. FEET



TOTAL AREA: APPROX. 626.3 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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