



**8 Barnfield Road, Tean, Staffordshire ST10 4LA**  
**Offers around £220,000**



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



Discover the potential of this exceptional semi-detached family home, ideal for those seeking more space and comfort in a desirable village location. This property represents an opportunity to create your dream home with minimal effort, as it awaits your personal touch. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the generous living space within. The lounge is inviting, featuring a striking stone-effect fireplace with a cosy coal-fitted gas fire, perfect for chilly evenings. Adjacent, the dining room offers a welcoming space for family gatherings and entertaining, seamlessly flowing into the well-appointed kitchen and convenient utility room. Upstairs, three bedrooms await—a combination of two doubles and a single—providing versatile accommodation for a growing family or guests. The recently fitted bathroom is a highlight, showcasing a modern P-shaped bath and suite, ensuring both style and functionality. Externally, a tarmac driveway leads to an attached garage, providing ample parking and storage options. The rear garden, enclosed for privacy, features a delightful block-paved patio area, complemented by a charming archway that leads to a landscaped lawn with established hedging and borders—an ideal space for outdoor relaxation and entertaining. Located within a popular residential estate in a village setting, this home offers easy access to local amenities, primary schools, and shopping facilities. Its proximity to the A50 Stoke-Derby Link Road ensures swift commuting to larger towns, cities, and the M6, enhancing convenience and connectivity for modern lifestyles.



## The Accommodation Comprises

### Entrance Hall

5'1" x 5'3" (1.55m x 1.60m )

The hallway welcomes you with warmth and style, featuring a practical radiator and laminate flooring that adds both charm and durability.

### Lounge

15'1" x 12'5" (max) (4.60m x 3.78m (max))

The generously sized lounge is a standout feature of the home, enhanced by a captivating stone-effect fireplace complete with a cosy coal-effect gas fire. This inviting space also includes a radiator for comfort, and benefits from natural light through a UPVC double glazed bay window, creating a bright and welcoming atmosphere.

### Dining Room

8'11" x 8'1" (2.72m x 2.46m )

The dining area seamlessly continues the theme of stylish laminate flooring. Enhanced by a radiator, this area also features UPVC patio doors that lead directly to the rear paved patio area, creating a seamless transition between indoor and outdoor living. A side window further illuminates the space and provides additional views of the garden.

### Kitchen

10'7" ( max) x 7'2" (3.23m ( max) x 2.18m )

Presenting a tasteful design with cream shaker-style units adorned with chrome matte handles, creating a contemporary yet timeless look. The contrasting dark worktops not only add elegance but also house an inset sink unit complete with a modern mixer tap positioned conveniently under a window, offering natural light and a pleasant view.

Integrated appliances include a Hotpoint oven and gas hob, complemented by a sleek stainless steel extractor hood that ensures efficient ventilation while cooking. Conveniently located, an under stairs storage cupboard provides practical space for storing essentials, optimising the kitchen's functionality and organisation.

### Utility Room

8'3" x 7'8" (2.51m x 2.34m )

Designed for practicality, featuring a UPVC window that enhances natural light and ventilation. A UPVC door provides convenient access to outdoor areas, making it easy to manage household tasks such as laundry or storage while maintaining a seamless connection with the exterior.

### First Floor

Rising up from the Entrance Hall stairs lead to the:

#### Landing

Access to roof void and all rooms, side UPVC window.

#### Bedroom One

12'1" x 9'4" (3.68m x 2.84m)

Offers comfort with a radiator and window providing natural light.

#### Bedroom Two

11'11" x 8'8" (3.63m x 2.64m )

Radiator and UPVC window.

#### Bedroom Three

9'4" x 5'11" (2.84m x 1.80m)

Designed with a built in cupboard offering organisation, featuring a radiator and window.

#### Bathroom

5'10" x 6'3" (1.78m x 1.91m )

Elegantly appointed with a P-shaped bath that includes a mixer tap, offering both style and practicality. Above the bath, a plumbed-in shower with a side screen provides convenient showering options,. Adjacent, a pedestal wash hand basin and a low flush WC enhance functionality, while a radiator maintains a comfortable temperature year-round. Natural light filters through a UPVC window, illuminating the space and creating a bright atmosphere. The walls are partly tiled, combining aesthetic appeal with ease of maintenance.

#### Outside

Nestled within a quiet cul-de-sac on a sought-after residential estate, this property enjoys a serene setting with

easy access to Tean Village. A tarmac driveway leads up to the home, providing ample parking space and convenient access to the attached garage, detailed below. The driveway is bordered by well-maintained greenery, offering a pleasant and private entrance.

The rear garden, continues the theme of lush greenery, creating a peaceful retreat. A block-paved patio provides an ideal spot for outdoor seating, while a charming flowered archway leads into the lawned garden. This outdoor space is perfect for enjoying leisurely afternoons or entertaining guests in a tranquil setting.

Overall, the property's location within a cul-de-sac and its well-appointed outdoor spaces make it an attractive choice for those seeking both comfort and tranquility in a desirable residential area.

#### Attached Garage

14'2" x 7'4" (4.32m x 2.24m )

With metal and up and over door, light and power.

#### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING, UPVC DOUBLE GLAZING & SOLAR PANELS.

#### 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.











