



**6 Riverside Court Hall Yard, Tean, Staffordshire ST10 4FA**  
**Offers over £260,000**



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

Discover the perfect blend of space, style, and convenience with this stunning three-story, four-bedroom semi-detached home, nestled in the highly desirable village of Tean. Ideal for a growing family, this beautifully presented property boasts a prime location, with picturesque views over open countryside and the serene River Tean just moments from your doorstep. Offering modern living across three floors, this home is designed to meet the needs of contemporary family life while providing a peaceful retreat in one of the area's most sought-after locations. Step into this charming home, where you're greeted by a welcoming entrance hall complete with a convenient guest cloakroom and a practical storage cupboard. From here, you'll flow into a spacious lounge featuring a lovely fireplace, which seamlessly leads to a bright and airy dining area which is an additional extension. This open-plan space is perfect for family gatherings and opens directly into a beautifully updated kitchen, boasting stylish grey shaker units and integrated appliances. Upstairs, you'll find three well-sized bedrooms and a versatile office/nursery room, along with a family bathroom for shared use. At the top of the house, the impressive master suite awaits, offering a generous layout with a dedicated dressing area, built-in wardrobes, and a luxurious en-suite bathroom for ultimate comfort and privacy. Another standout feature of the property is the parking space, a rare but highly sought-after convenience for busy families or those with multiple vehicles. The private garden provides a wonderful outdoor space to enjoy warm summer evenings or a safe, enclosed area for children to play. The location of this home couldn't be better. Situated in the peaceful village of Tean, it offers excellent transport links, local schools, shops, and scenic walking routes right on your doorstep.



**The Accommodation Comprises**

**Entrance Hall**

13'0" x 3'11" (3.96m x 1.19m )  
Step into the welcoming entrance hall, featuring a stylish entrance door, sleek laminate flooring, and convenient access to the rest of the home. A handy storage cupboard also.

**Cloakroom**

5'7" x 3'9" (1.70m x 1.14m)  
Equipped with a modern low-flush WC and a stylish wash hand basin set within a vanity unit.

**Lounge**

20'2" x 10'7" (6.17 x 3.25)  
Spacious through room boasts a front-facing window that offers stunning views of the open countryside. It features an elegant Adam-style fireplace with a striking black accent, complemented by a matching hearth and back panel. The room is warmed by a radiator and provides seamless access to the adjoining dining room.

**Dining Room**

8'6" x 8'3" (2.6 x 2.54)  
This versatile additional room provides ample space for a family dining table, making it perfect for entertaining or everyday meals. It is equipped with a radiator for warmth and features patio doors that open up to the rear garden, allowing for a seamless indoor-outdoor living experience.

**Breakfast Kitchen**

16'7" x 9'1" (5.08 x 2.77)  
The kitchen has been beautifully upgraded, featuring sleek grey shaker-style units with contrasting black long handles and light grey concrete-effect countertops. Built-in appliances include a double oven with grill, microwave, induction hob, and overhead extractor. An integrated dishwasher offers added convenience, while the inset sink unit with a stylish black mixer tap is perfectly positioned below the window. A wine rack adds a touch of sophistication, and the integrated fridge-freezer provides ample cold storage. The space also includes a washing machine and an air pump tumble dryer, both integrated for a seamless look. The kitchen benefits from the continuation of laminate flooring from the hallway, creating a cohesive flow throughout the area.

**First Floor**

Stairs rise up to the:

**Bedroom Two**

12'4" x 9'8" (3.76 x 2.95)  
A comfortable double room, featuring a large window that lets in plenty of natural light, and a radiator to ensure year-round warmth.

**Bedroom Three**

10'2" x 7'6" (3.12 x 2.29)  
Benefits from a rear-facing window, allowing for plenty of natural light, along with a radiator to keep the room cozy and comfortable. Ideal for a child's room or guest room.

**Bedroom Four**

10'2" x 9'1" (3.1 x 2.77)  
Another double bedroom is located at the rear of the property, featuring a window that overlooks the garden and a radiator for added comfort.

**Study Room**

6'5" 5'1" (1.98 1.57)  
This versatile room at the rear offers flexible options to suit your needs—whether as a home office or nursery.

**Family Bathroom**

8'11" x 5'6" (2.74 x 1.68)  
Features a stylish suite, including a panel bath with a shower spray overhead and mixer tap, complemented by a glass side screen that folds back for convenience. A modern wash hand basin is set within a vanity unit for extra storage, while the low-flush WC ensures practicality. The room also benefits from a privacy window, chrome towel radiator, and sleek laminate flooring, combining both function and style.

**Second Floor**

Stairs lead up to the:

**Master Bedroom**

20'4" x 13'5" (6.22 x 4.11)  
The master suite is a spacious and beautifully designed room, featuring a built-in cupboard for ample storage and a window that frames stunning views of the surrounding countryside. A matching rear window adds even more natural light and further enhances the room's serene atmosphere. The suite flows seamlessly into a generous dressing area, which provides direct access to the en-suite, offering a perfect blend of privacy and luxury.

**En-Suite Bathroom**

9'2" x 9'1" (2.8 x 2.77)  
The en-suite offers a modern and functional design, featuring a double shower cubicle with glass enclosure and door, complete with a plumbed-in shower for a refreshing experience. A bath with mixer tap and overhead shower spray. The space includes a sleek wash hand basin, low-flush WC, and fitted storage cupboards for added convenience. A privacy window allows for natural light while maintaining seclusion.

**Outside**

The property is ideally positioned, offering picturesque views over rolling countryside fields and a nearby river. The rear garden is fully enclosed for privacy and features low-maintenance artificial grass, providing a lush and durable outdoor space. A raised decking area creates the perfect spot for outdoor seating and entertaining, while a paved slabbed walkway leads to a further patio area at the side. Side gated access provides convenient space for bins, ensuring the garden remains tidy and accessible..

**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.





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