



**24 Riverside Road, Tean, Staffordshire ST10 4EE**  
**Offers around £325,000**



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

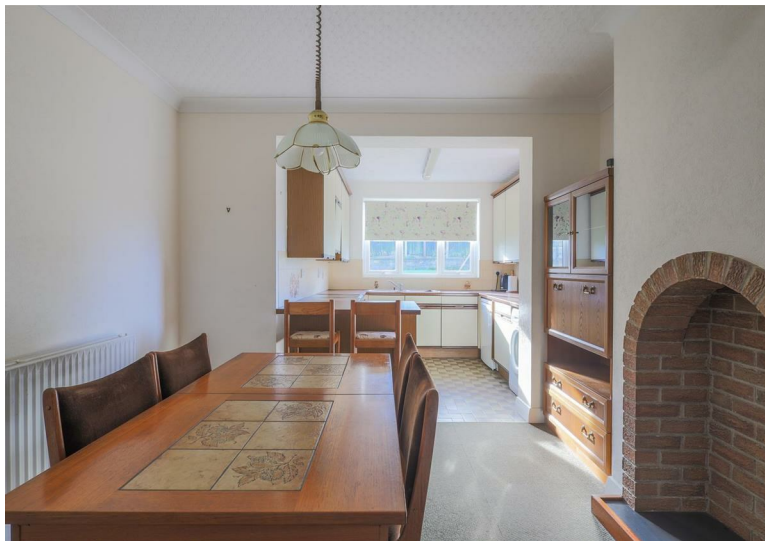


This charming detached bungalow presents an ideal opportunity for a variety of buyers, from families looking for a spacious home to retirement couples seeking the comfort of one-level living without compromising on space. Elevated slightly from the road and set back, the property offers privacy and a delightful sense of space, making it perfect for a family home or those looking to downsize without losing room to grow. Situated close to the village of Tean, the property offers easy access to local primary schools, shops, and amenities. Additionally, it is opposite a recreation ground with mature trees and a river nearby, offering beautiful views and easy access to nature walks—creating a peaceful and scenic environment to enjoy with family or friends.

A block-paved driveway and tiered, landscaped frontage provide an inviting entrance to the home. Upon entering, you'll find a welcoming hallway leading into the spacious lounge, featuring a pretty fireplace, traditional flooring, and a stunning bay window that fills the room with natural light. The separate dining area, highlighted by a classic brick archway, offers potential for a cosy fire feature and flows seamlessly into the fitted kitchen, which is equipped with a range of brown and cream units, providing functionality.

With three generous bedrooms, there's ample room for a restful retreat, or one of the bedrooms could easily be converted into a second sitting room if preferred. The shower room features a fully tiled, four-piece suite, providing a touch of practicality.

Externally, the property boasts a good-sized lawned garden at the rear, complemented by a paved patio, flower borders, and a vegetable patch for those with a green thumb. Additionally, the attached garage offers excellent storage or the possibility for parking.



### Entrance Hall

5'10 x 4'8 (1.78m x 1.42m)

Step into the welcoming Entrance Hall, featuring a modern UPVC double glazed front entrance door with complementary side panels. Enjoy added convenience with a built-in storage cupboard, perfect for keeping your home organised.

### Inner Hall

12'8 x 5'7 (3.86m x 1.70m)

Boasting elegant Woodblock flooring, this inviting Entrance Hall immediately sets the tone for the charm and sophistication that flows throughout this stunning home.

### Lounge

17'6 x 10'10 (5.33m x 3.30m)

This charming room features a tiled fireplace with a coal-effect gas fire, creating a cozy atmosphere, complemented by a double radiator for added warmth. A UPVC double-glazed window fills the space with natural light, while the elegant woodblock flooring enhances the room's appeal. For added convenience, built-in storage cupboards offer practical storage solutions.

### Kitchen

9'5 x 9'1 (2.87m x 2.77m)

This well-appointed kitchen features a stylish inset stainless steel sink with a sleek mixer tap, complemented by a convenient base cupboard unit. The space is further enhanced by a range of built-in fitted units offering ample work surface space, perfect for preparing meals. With plumbing for an automatic washing machine and part-tiled walls for a modern touch, the kitchen is both practical and visually appealing. Two UPVC double-glazed windows flood the room with natural light, creating a bright and airy atmosphere.

### Dining Area

9'1 x 10'11 (2.77m x 3.33m)

Featuring a classic old brick fireplace, this room exudes character and warmth, enhanced by a double radiator to ensure comfort throughout the year.

### Inner Hall

14'10 x 2'10 (4.52m x 0.86m)

Leading to

### Bedroom one

14'9 x 11'11 (4.50m x 3.63m)

This generously sized bedroom, located at the front of the property, features built-in fitted bedroom units, offering ample storage space. A double radiator ensures the room remains comfortable year-round, while a UPVC double-glazed window fills the space with natural light, creating a bright and inviting atmosphere.

### Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

A spacious retreat located to the rear, featuring built-in double wardrobes with additional storage cupboards above, offering excellent practical storage solutions. A single radiator, UPVC double-glazed window allows natural light to flood the space.

### Shower room

8'7 x 6'7 (2.62m x 2.01m)

Featuring a sleek shower cubicle with a plumbed-in shower, a pedestal wash hand basin, and a low-level flush WC. The room is further enhanced by a chrome heated towel rail and a double radiator. Tiled walls and flooring add a practical touch, while a UPVC double-glazed window brings in natural light. For added convenience, the airing cupboard, housing the hot water cylinder, provides practical storage space.

### Rear Porch

4'9 x 2'11 (1.45m x 0.89m)

Convenient built-in storage cupboard, complemented by a tiled floor and a UPVC double-glazed rear entrance door offers access to the outside.

### Bedroom three

9'0 x 8'0 (2.74m x 2.44m)

Benefiting from Laminate floor, built in wardrobes with storage cupboards over. Single radiator and a UPVC double glazed window.

### Outside

This delightful property is conveniently located close to the village and nearby local primary schools, making it ideal for families. Approaching the property, you'll find it set along a peaceful, quiet road with a generously sized driveway

offering ample parking space. The front garden is beautifully manicured, featuring tiered lawned areas, a walled boundary, and established hedging to the sides. Enjoy picturesque views of the river flowing at the bottom of the garden. The block-paved driveway leads to an attached garage for additional convenience.

At the rear, the garden offers a well-maintained lawn with attractive borders, complemented by a paved seating area perfect for outdoor relaxation. A greenhouse provides the ideal space for growing your own plants and vegetables. Additionally, there are two adjoining sheds included in the garden, offering further storage space to meet your needs.

### Attached Garage

16'0 x 8'4 (4.88m x 2.54m)

Attached to the property, this versatile garage is equipped with both light and power, along with a UPVC double-glazed window. It also conveniently houses the Baxi wall mounted gas central heating boiler.

### Services

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

### Viewing

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

### 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.

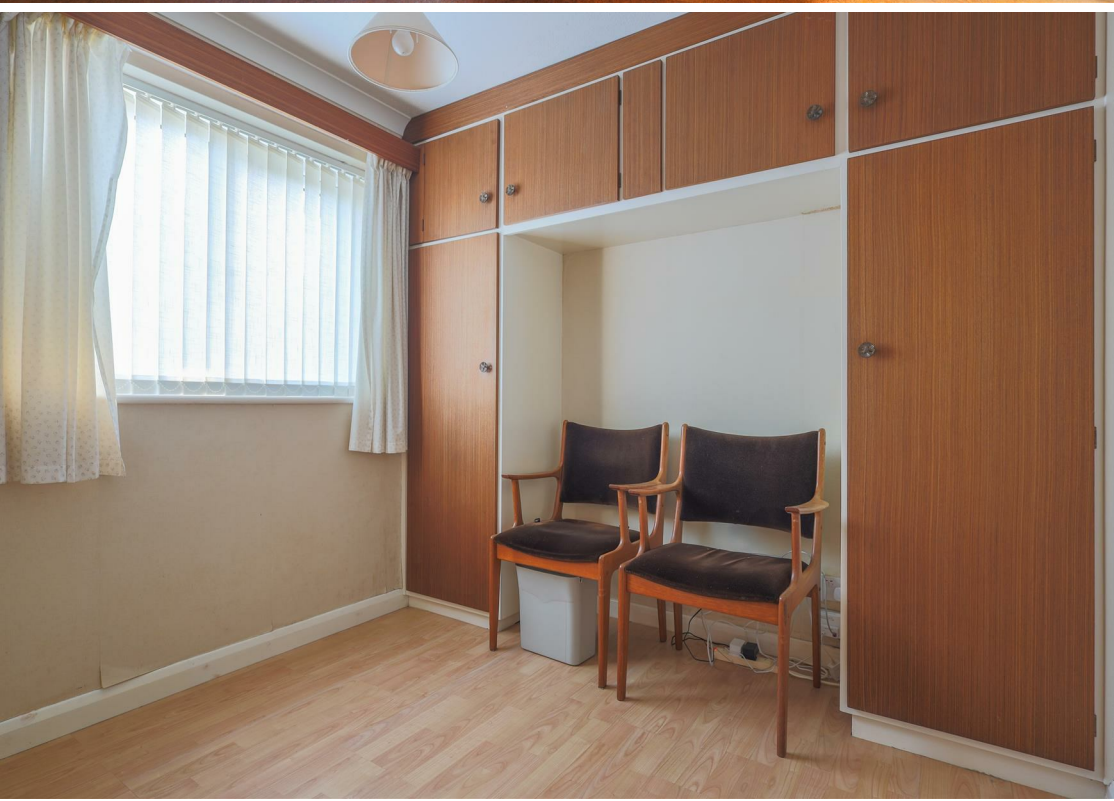
### Mortgage

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.

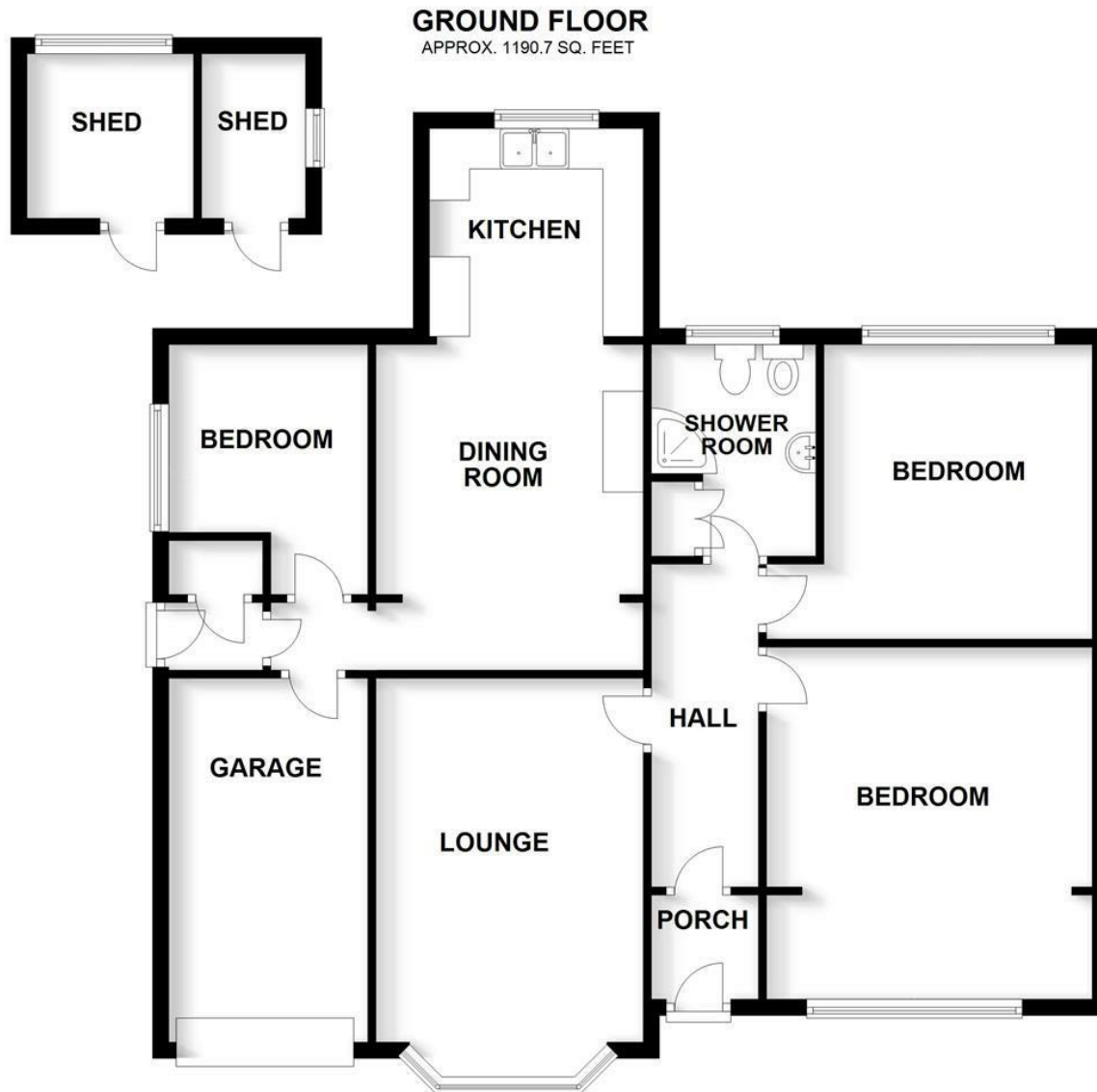












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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		8
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

