



22 Gorsty Hill Road, Tean, Staffordshire ST10 4EQ
Price guide £189,950



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

A Charming Semi-Detached Home in Desirable Village Location

Located in a sought-after non-estate position within the popular village of Upper Tean, this semi-detached property offers a fantastic opportunity for first-time buyers, downsizers, or anyone looking to put their own stamp on a home. Ideally situated close to well-regarded schools, traditional pubs, and a range of local amenities, the property combines convenience with village charm. Accessed via steps to the front, the home welcomes you with an L-shaped porch that wraps around the front and side—an ideal space for coats, shoes, or even a cosy reading nook. Step inside into the first reception room, currently used as a dining area, offering versatility to suit your lifestyle. Beyond lies the main living room—a light-filled, airy space perfect for relaxing or entertaining. The kitchen offers great potential to be transformed into the heart of the home with some modernisation. A convenient downstairs shower room completes the ground floor layout. Upstairs, you'll find two generously sized bedrooms and a family bathroom, offering comfortable accommodation and the potential to personalise. Externally, an uphill driveway leads to the rear of the property, providing ample off-road parking and access to a large garage with power and lighting. The outdoor space includes a spacious patio, lawned garden, and far-reaching views over Tean—an ideal setting for summer entertaining or simply enjoying the peaceful surroundings. Currently marketed with No Upper Chain



The Accommodation Comprises:

Front Porch

"19'04 x 4'0" x"13'0 x 4'0" ("5.89m x 1.22m x"3.96m x 1.22m)

This L-shaped entrance hall spans the front and side of the property, offering a bright and spacious welcome. Featuring a UPVC front entrance door and windows to both the front and side, the space is filled with natural light. An internal door provides access to the staircase, while a radiator ensures warmth and comfort. Finished with fitted carpeting for a cosy touch.

Dining room

"11'05" x "13'0" max ("3.48m x "3.96m max)

Featuring a fitted gas fire with a tiled hearth that adds warmth and character, this inviting room also benefits from a large wooden-framed window that floods the space with natural light. Complete with soft carpeting and a radiator, it offers a comfortable and welcoming atmosphere year-round.

Lounge

"17'0" x "9'10" max ("5.18m x "3.00m max)

Positioned at the rear of the property, this light and airy room has the potential to be a cosy relaxing space for any family. Currently featuring a fitted gas fire with tiled hearth and complemented by a fitted radiator and a UPVC double glazed window.

Kitchen

12'10" x "10'02" max (3.91m x "3.10m max)

Featuring a range of low-level built-in kitchen units topped with a durable vinyl work surface. Includes a stainless steel sink with drainer, fully tiled walls for easy maintenance, and designated spaces for both a plumbed-in washing machine and dishwasher. Additional features include a spacious walk-in pantry for extra storage, a large UPVC window that fills the space with natural light, and a privacy window for added discretion

Rear Entrance Porch

"7'10" x "3'08" ("2.39m x "1.12m)

Featuring a UPVC window and rear entrance door and vinyl flooring

Downstairs Shower Room

"5'11" x "4'11" ("1.80m x "1.50m)

Finished with fully tiled walls and easy-care vinyl flooring, this contemporary shower room features a low flush WC, a spacious double shower with screen, and an efficient electric shower for added convenience. A privacy window allows natural light while maintaining discretion, and a compact radiator ensures comfort all year round.

Landing

With UPVC window and Access to the loft

Bedroom one

"11'05" x "12'11" (max) ("3.48m x "3.94m (max))

With a UPVC window, radiator and a practical storage cupboard

Bedroom Two

"10'06" x "10'3" (max) ("3.20m x "3.12m (max))

With UPVC window and radiator

Bathroom

"7'01" x "5'06" (max) ("2.16m x "1.68m (max))

Features fully tiled walls and a classic panelled-in bath, complemented by a pedestal wash hand basin and low flush WC. A built-in storage cupboard houses the water tank while providing additional practical storage. Finished with soft carpeting, a compact radiator for comfort, and a privacy window allowing natural light without compromising seclusion.

Garage

"24'06" x "13'05" ("7.47m x "4.09m)

A spacious and functional garage equipped with power and lighting, ideal for storage, hobbies, or workshop use. Features include windows for natural light and ventilation, as well as built-in workbenches—perfect for DIY enthusiasts or additional utility space.

Outside

An uphill driveway leads to the rear of the property, providing convenient off-road parking and access to the garage. The outdoor space includes a small storage shed, a well-maintained lawn, and a patio area that enjoys pleasant views over Tean—ideal for relaxing or entertaining guests in the summer evenings.

Services

This property has the benefit of gas central heating and UPVC double glazing

Tenure

We are informed by the vendor 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 and Co Ltd, 19 High Street, Cheadle, Stoke on Trent, Staffordshire, ST10 1AA 01538 751133

Mortgage

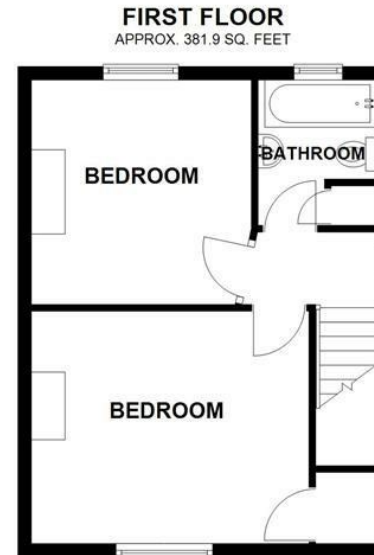
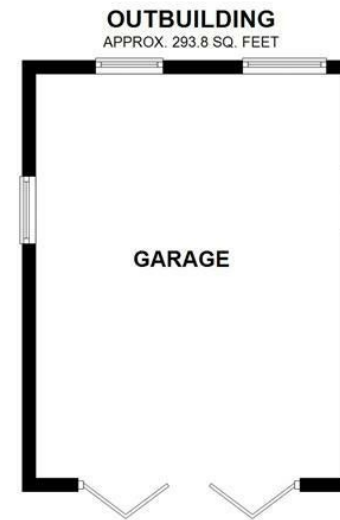
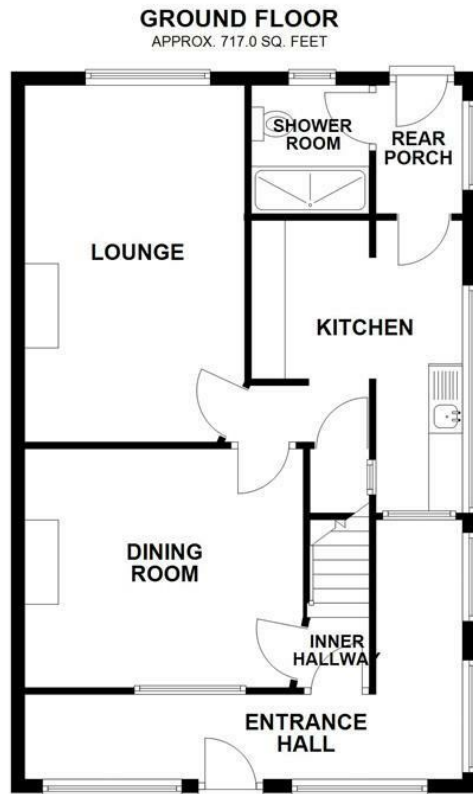
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be happy to provide you with a quotation whether or not you are buying through our office

Agents Notes

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.







TOTAL AREA: APPROX. 1392.6 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.

