



**9 Vicarage Crescent, Tean, Staffordshire ST10 4LF**  
**Offers around £185,950**



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

\*\*\*\*A Semi-Detached Home in Tean Village – Ideal for First-Time Buyers, Families, or Downsizers\*\*\*\*

This spacious semi-detached house offers a solid foundation and plenty of potential for further improvement, making it an ideal purchase for first-time buyers, second-time purchasers, families, or downsizers. The property features a welcoming entrance hall leading to two adaptable reception rooms, offering flexible living space to suit your needs. The kitchen, while currently functional, would benefit from an upgrade, providing an exciting opportunity to create your dream culinary space. A rear entrance passage leads to two store rooms, which could be transformed into a utility room or additional living space, alongside a guest toilet for convenience.

Upstairs, the property boasts three bedrooms and a family bathroom, providing comfortable accommodation for all the family.

Externally, the property offers on-site parking to the front and an established lawned frontage, enhancing its curb appeal. To the side, a gated archway provides access to the enclosed rear garden, which includes a lawned area, a paved patio, and scope for further landscaping and personalisation.

Located in the heart of Tean Village, the property benefits from a friendly community atmosphere and convenient access to local amenities, schools, and transport links. Tean is known for its village charm, offering a mix of shops, cafes, and countryside surroundings, making it an attractive location for families and professionals alike.



**Entrance Hall**

14'9" x 6'9" (4.50m x 2.06m)

Single radiator, under-stairs storage cupboard off, UPVC front entrance door with matching side window, laminate flooring, telephone point, ceiling light point, stairs rising to first floor.

**Lounge**

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

A well-proportioned lounge with attractive tiled fireplace, double radiator and a UPVC bay window enhanced by stained glass detailing.

**Dining Room/ Second Reception**

13'8" x 11'11" (4.17m x 3.63m)

A versatile second reception with marble fireplace and matching hearth housing a coal-effect fitted gas fire, warmed by a single radiator and enjoying a UPVC window to the rear.

**Kitchen**

7'10" x 6'8" (2.39m x 2.03m)

Fitted with basic Shaker-style units comprising a stainless-steel sink with base cupboard beneath, an additional single base unit and double wall unit, work surface and plumbing for an automatic washing machine. The room has part-tiled walls, a UPVC window to the rear and a UPVC rear entrance door.

**Rear Passage**

13'11" x 3'4" (4.24m x 1.02m)

Rear entrance hall featuring a tiled floor and two UPVC doors, providing access to both the front and rear of the property.

**Store room one**

5'9" x 5'4" (1.75m x 1.63m)

Having a UPVC window.

**Store room two**

4'0" x 5'4" (1.22m x 1.63m)

**Downstairs Cloakroom**

2'9" x 5'4" (0.84m x 1.63m)

Convenient downstairs WC featuring a high-flush toilet and a UPVC window, providing natural light and ventilation

**First floor landing**

Access to roof void, UPVC window

**Bedroom one**

11'1" x 11'11" (3.38m x 3.63m)

A spacious bedroom with a traditional tiled fireplace, natural light from a UPVC window, and a single radiator, combining classic charm with modern convenience.

**Bedroom Two**

12'10" x 11'1" (3.91m x 3.38m)

A delightful second bedroom with an original tiled fireplace, ample natural light from a UPVC window, and a single radiator for cosy warmth.

**Bedroom Three**

8'1" x 11'10" (2.46m x 3.61m)

Old fireplace, single radiator, UPVC window.

**Bathroom**

7'11" x 6'9" (2.41m x 2.06m)

A practical bathroom comprising a classic enamel bath, pedestal washbasin, and low-flush WC, complemented by a single radiator. Natural light floods the room through a UPVC window, and an airing cupboard provides convenient additional storage.

**Outside**

The exterior boasts a tarmac driveway for two vehicles, complemented by an established lawn with shrubbery and fenced boundaries. Steps lead to the main and side entrances. The rear garden, currently requiring some care, provides a generous lawned area with borders and a paved patio, offering an excellent space for family enjoyment.

**Services**

The house has the benefit of Gas central heating provided by a Glowworm gas combination boiler, which supplies instant hot water and central heating to radiators. The house has the benefit of UPVC double glazing

**Tenure**

It is understood that the property is Freehold, but this has not been verified, and confirmation will be forthcoming from the solicitor 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 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





