





Abode are delighted to present this charming two-bedroom home, boasting stunning countryside views to the rear. Beautifully presented throughout, the property features a modern fitted kitchen, spacious living accommodation, and a low-maintenance, enclosed rear garden.

Additional benefits include double glazing and gas central heating, ensuring comfort and efficiency all year round.

Ideally situated in the popular village of Tean, the property offers convenient access to local schools and amenities, whilst also being just a short drive from the nearby market towns of Cheadle and Uttoxeter. The A50 is easily accessible, providing excellent commuter links, and the area is renowned for its picturesque countryside and scenic walks.

In brief, the accommodation comprises a living room, kitchen diner, and bathroom to the ground floor. To the first floor are two well-proportioned bedrooms.

This property would make an ideal purchase for first-time buyers, and early viewing is highly recommended.



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SALES & LETTINGS

Living Room

Composite door leading in from the front, UPVC double glazed window to the front elevation, central heating radiator, electric feature fireplace and storage cupboard.

Kitchen Diner

Modern white base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, spot lighting, UPVC double glazed window to the rear elevation and door leading into the garden. Ample space for a dining table and chairs, central heating radiator, stairs leading up to the first floor and under stairs storage cupboard.

Bathroom

Modern white suite comprising;- WC, wash hand basin with storage cupboard below and bath with waterfall and hand held shower, plus glass shower screen. Partially tiled walls, spot lighting, towel radiator and UPVC double glazed window to the rear elevation.

Landing

Loft access.

Bedroom

UPVC double glazed window to the front elevation, central heating radiator, shelving and rail for clothes storage.

Bedroom

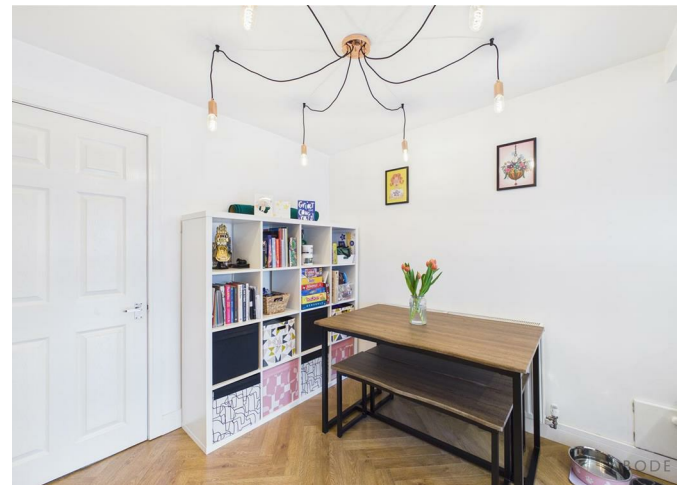
UPVC double glazed window to the rear elevation, central heating radiator, loft access and airing cupboard housing the boiler.

Outside



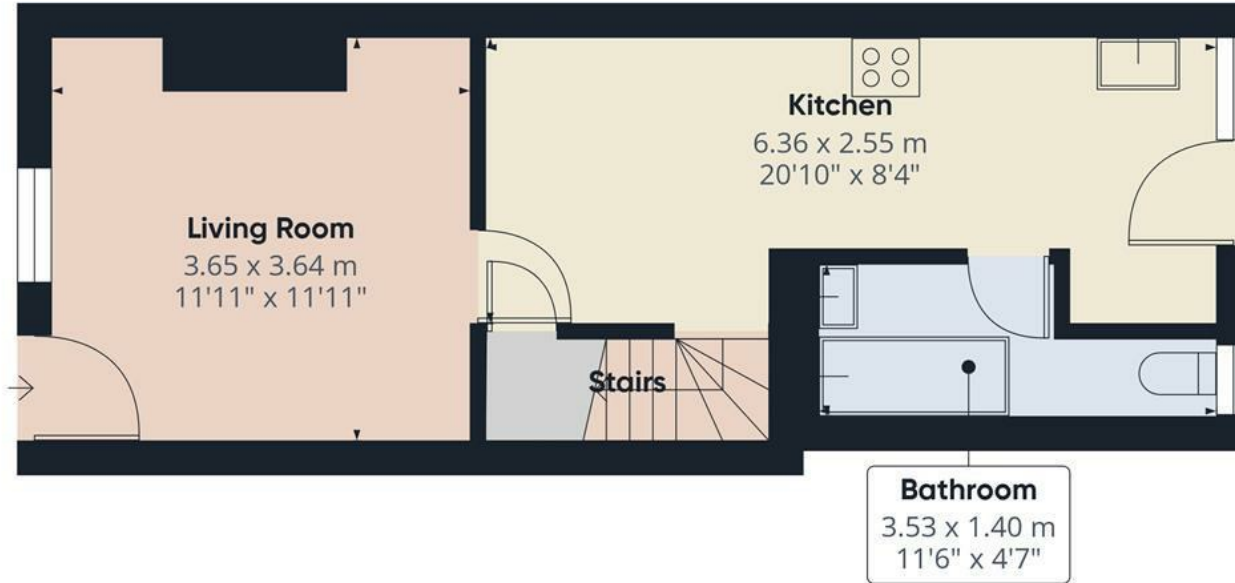
To the rear the garden is enclosed and laid to patio, with stunning views over surrounding countryside and outside water tap.



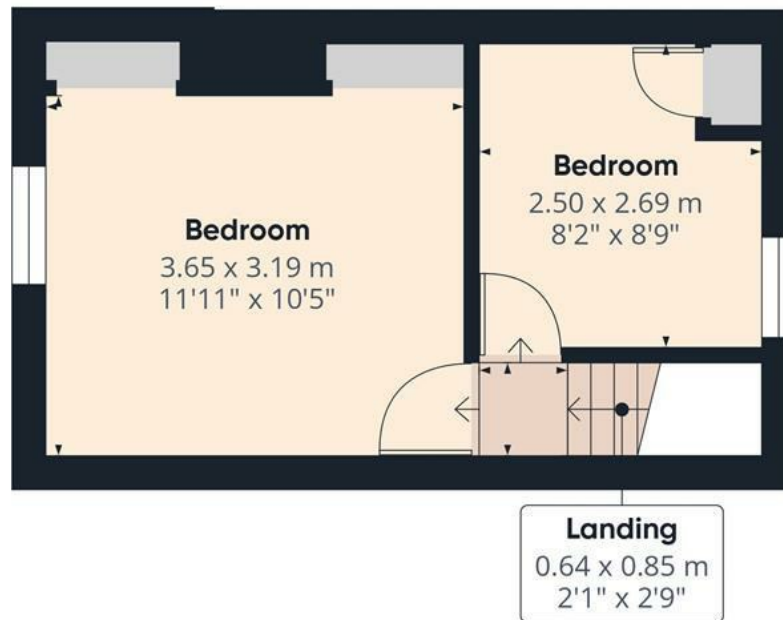








Floor 0



Floor 1

Approximate total area⁽¹⁾

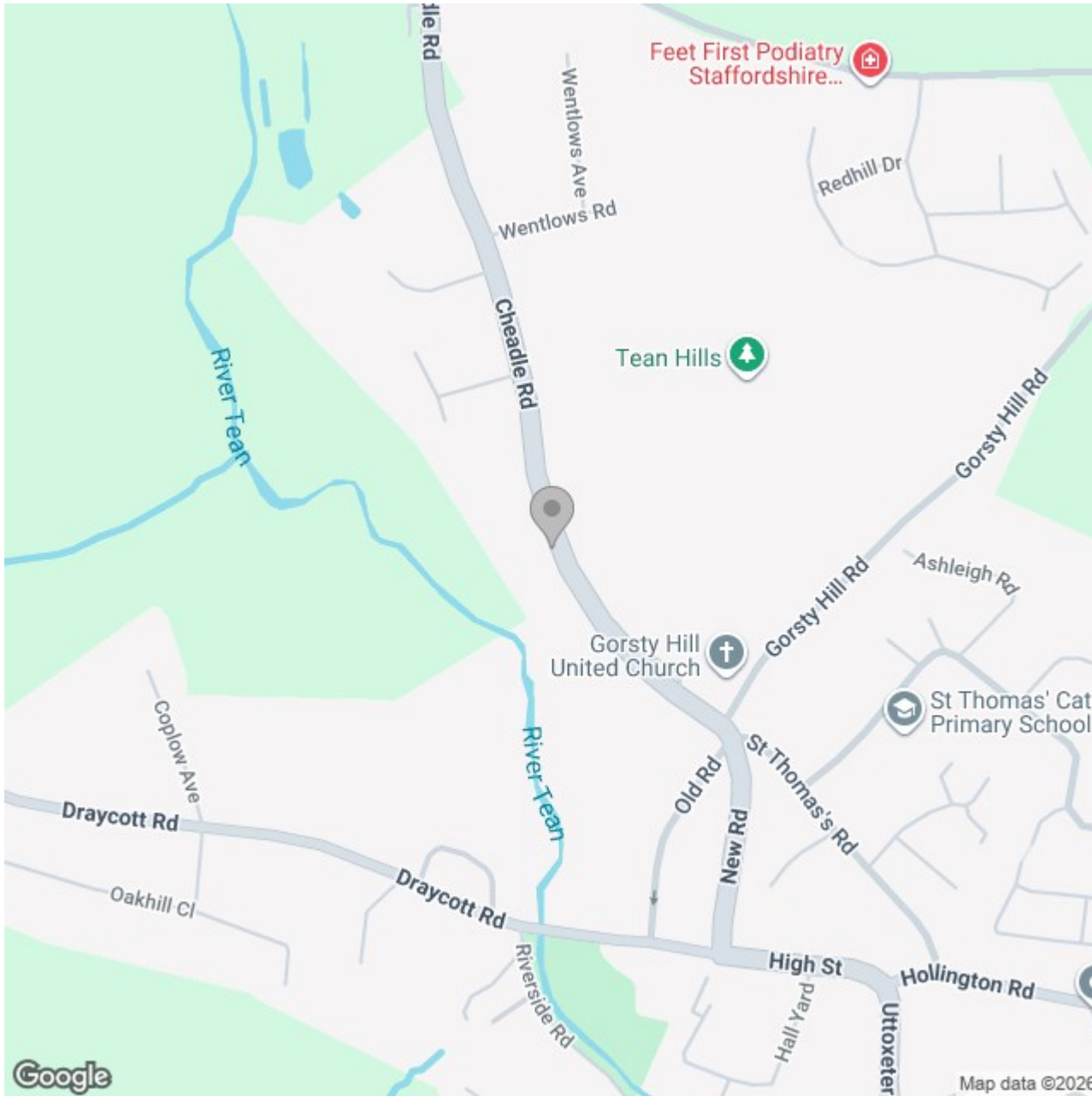
53.9 m²
579 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	