Ashleigh Road

Upper Tean, Stoke-on-Trent, ST10 4DU

John German







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£244,950

Extremely well-maintained semi-detached dormer bungalow providing deceptively spacious & highly versatile accommodation suitable for a variety of potential types of buyers, occupying a pleasant cul-de-sac position enjoying magnificent far-reaching views to the front & backing onto fields at the rear.

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Whether searching for a family sized home or downsizing, viewing of this lovely home is strongly recommended to appreciate the generously sized and highly flexible accommodation which can easily be used as either a three or four bedroom residence depending on your needs. Further consideration is essential to appreciate the quiet cul-de-sac position which enjoys far reaching elevated south-westerly views to the front, looking over the village and countryside beyond. Situated towards the edge of the thriving village within easy reach of its range of amenities including first schools, the mini Co-op supermarket and independent shops, doctors' surgery, hair salon and barbers, public houses, green spaces, petrol station, fish and chip shop and Chinese takeaway, children's nursery, and the church. The towns of Uttoxeter and Cheadle are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Stoke-on-Trent and Derby.

An enclosed porch opens to the L-Shaped hallway, having a built-in cloaks cupboard and an airing cupboard, and doors leading to the versatile ground floor accommodation. To the front of the home is the generously sized living room, currently accommodating a large corner sofa but providing space for the room to be used as living/dining room, having a focal fireplace and the wow factor being the wide sliding patio doors enjoying the far reaching view and providing access to a paved seating area. Also positioned at the front is the well-equipped kitchen which has a range of base and eye level units with fitted worktops and an inset sink unit set below the window enjoying the magnificent view, a fitted gas hob with a stainless-steel extractor hood over, a built-in double oven, an integrated dishwasher and plumbing for a washing machine, plus space for a fridge/freezer. To the rear of the property are two good sized bedrooms, one of which is currently used as a formal dining room. The fitted family shower room has a modern white suite incorporating a corner cubicle with a mixer shower over, feature wall panelling and a side facing window. Completing the ground floor space is the rear garden room/cloakroom which has wide uPVC double glazed French doors opening the patio and garden, and stairs rising to the first floor.

Upstairs the landing has doors opening to two further good-sized bedrooms which both overlook the rear garden. The spacious master has fitted cupboards in the eaves space and a low door to the useful loft space which houses the gas combi central heating boiler, with bedroom two having built-in wardrobes and concealed entry to the loft space.

Outside to the rear, a block paved patio provides ideal space for your morning coffee and enjoys a good degree of privacy, with a wrought iron gate and steps leading to the tiered garden which has rockery borders containing a large variety of shrubs and plants, with a crazy paved seating area and barbeque area, and further steps to a larger paved area ideal for relaxing and al fresco dining while enjoying the fabulous far reaching view over the countryside to the south-west. To the front, there is a rockery garden with slate shale beds and borders containing a variety of shrubs and plants, plus a paved seating area adjacent to the patio doors enjoys the view. A block paved driveway providing off road parking extends to the rear of the property, leading to the detached garage which has an up and over door.

What3words: ///courts.perky.voices
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking**: Drive & garage
Electricity supply: Mains **Water supply**: Mains **Sewerage**: Mains **Heating**: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11062026



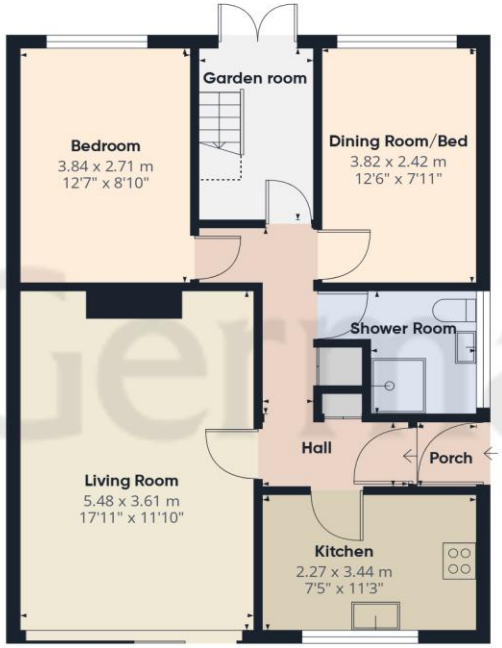



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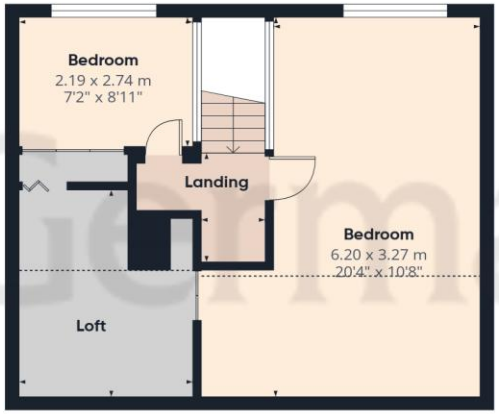

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Ground Floor





Floor 1

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Approximate total area(1)

104.4 m²

1124 ft²

Reduced headroom

14.3 m²

154 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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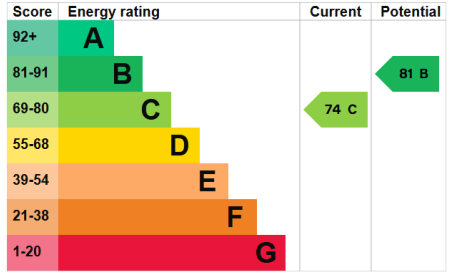
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