





This well-presented two-bedroom semi-detached home offers spacious accommodation throughout, together with an enclosed rear yard and two generous bedrooms. Situated in the sought-after village of Tean, the property is ideally positioned within walking distance of the High Street, providing easy access to a variety of local shops, amenities, and well-regarded primary schools.

The nearby market towns of Cheadle and Uttoxeter offer a wider range of facilities, while the A50 is just a short drive away, making the property ideal for commuters. Tean is also surrounded by beautiful countryside, offering an abundance of scenic walks and outdoor pursuits.

Benefiting from gas central heating and double glazing, the accommodation briefly comprises;- a living room and kitchen diner to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom.

Ideal for first-time buyers, investors, or those looking to downsize, early viewing is highly recommended.



LOUNGE

14'2" x 10'2"

Entrance door into the lounge with upvc double glazed window, radiator and stairs to the first floor.

DINING KITCHEN

14'1" x 11'3"

Fitted units with work surfaces and a sink and drainer unit. Upvc double glazed window and a door to the garden. Radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

14'2" x 10'3"

Upvc double glazed window and a radiator.

BEDROOM 2

11'3" x 8'3"

Upvc double glazed window and a radiator.

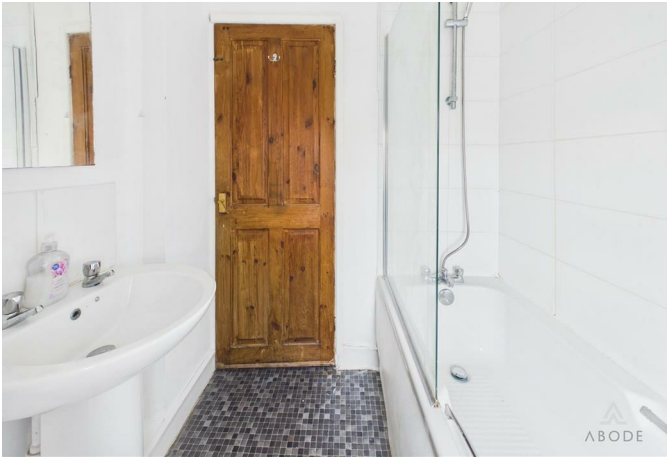
BATHROOM

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator and upvc double glazed window.

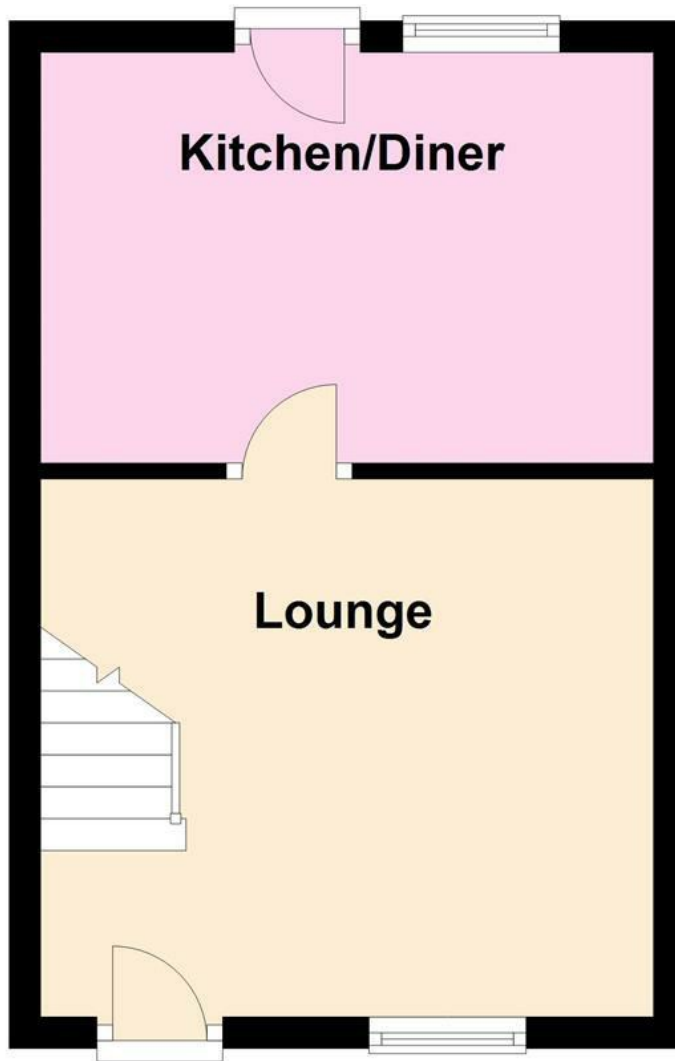
OUTSIDE

Rear yard with side gate.

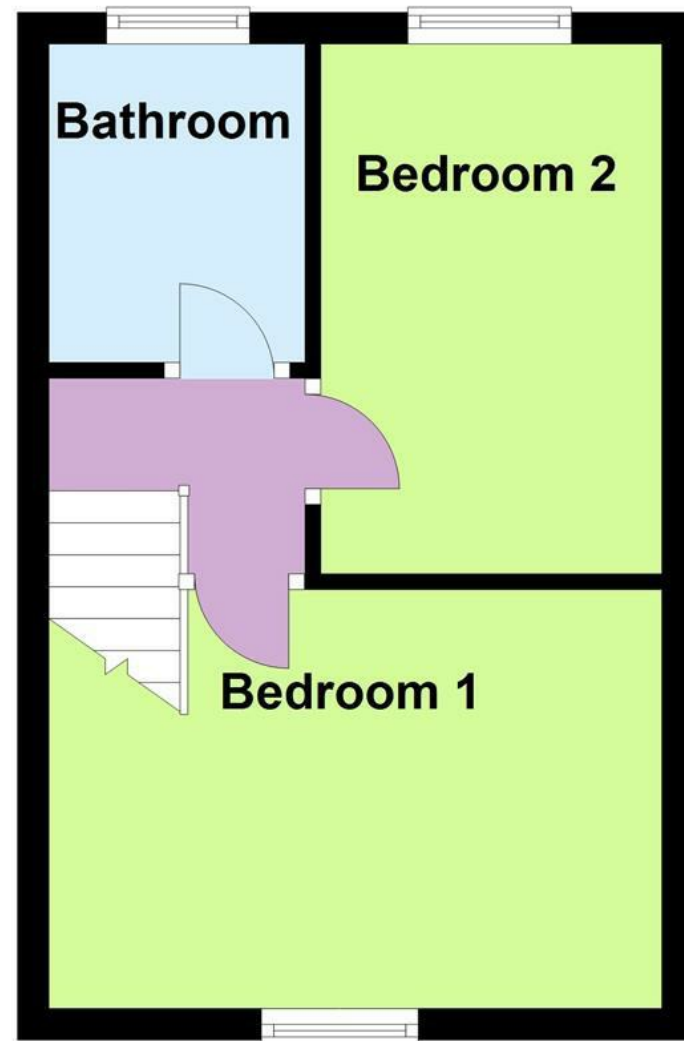




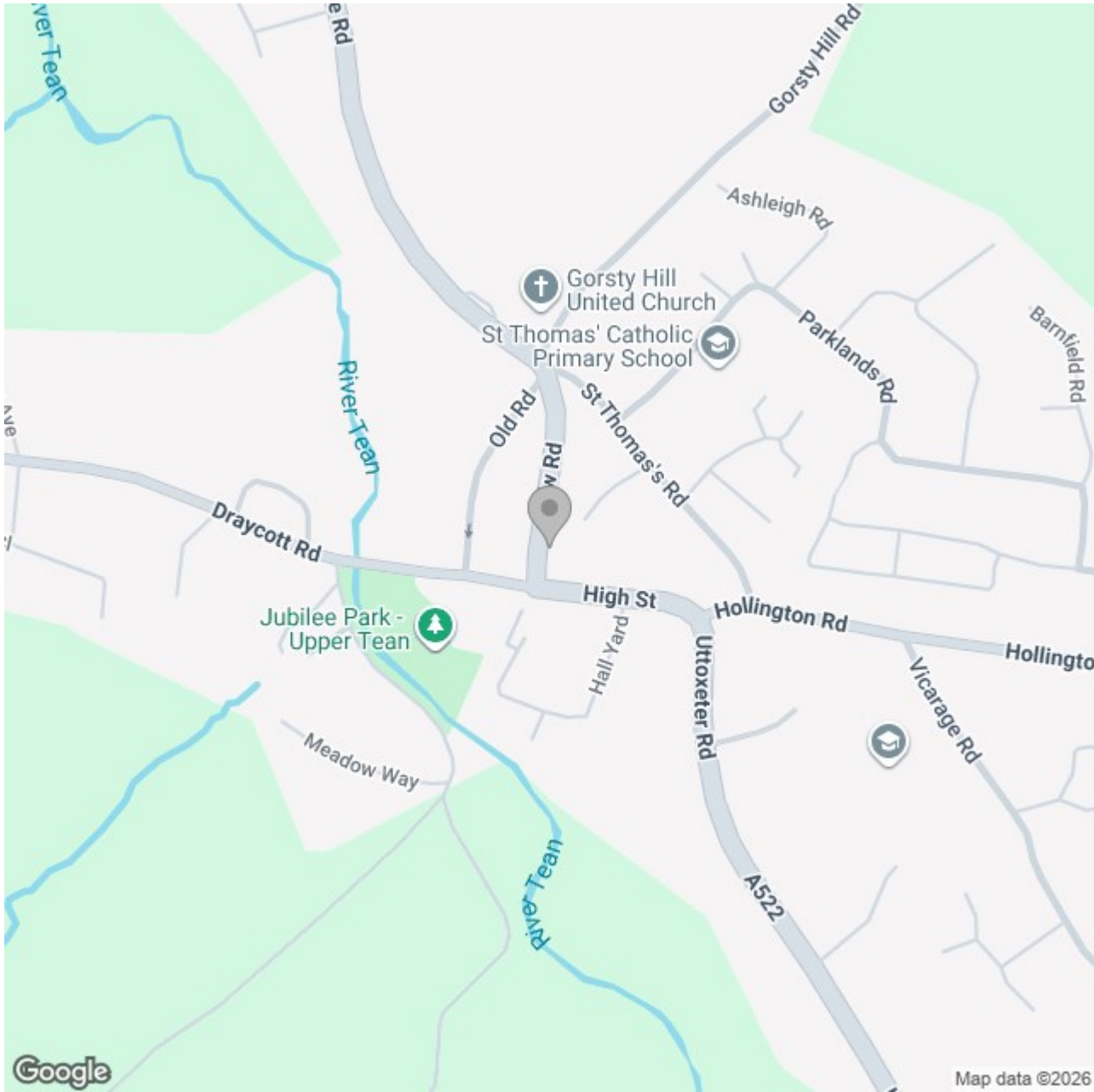
Ground Floor



First Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	