



23 New Road, Tean, Staffordshire ST10 4DX
Offers over £189,950



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

This delightful extended semi detached home offers the perfect opportunity for first time buyers or those looking to downsize, combining character, style and practicality in equal measure. Nestled in the heart of the village, Tean, it's just a short walk from local shops, popular schools and a host of amenities, making everyday living effortlessly convenient. Step inside to discover a beautifully presented interior, where stylish decor flows seamlessly throughout. The cosy lounge creates a welcoming space to relax, whilst the dining room sits perfectly between the lounge and kitchen, offering a versatile space for family meals or entertaining. The modern, well equipped kitchen is a true highlight, featuring a stunning Rangemaster cooker- ideal for culinary enthusiasts and family cooking alike. Upstairs, the accommodation continues to impress. The master bedroom is generously proportioned, accompanied by a further double room and a flexible third bedroom, perfect as a home office or nursery. The family bathroom is both practical and stylish, boasting a double enclosed shower, a feature bath and contemporary finishes, making it a true retreat. Outside the property enjoys an enclosed garden with a paved patio and lawn, offering a private space to relax, dine or entertain in the summer months. To the rear, a tarmac driveway provides ample off road parking, combining convenience with practicality. Full of warmth, charm and character this property is a true gem- perfectly positioned in a friendly village community and ready to welcome it's new owners. A must see for anyone seeking a home that blends style, comfort and lifestyle.



The Accommodation Comprises:

Open Plan Lounge

21'04" x 13'10" (6.50m x 4.22m)

The generously sized lounge is both cosy and inviting, featuring two windows, one with privacy glass, along with a front entrance door. The room benefits from a handy storage cupboard and two double radiators, and offers excellent potential to be adapted into two separate rooms if desired.

Dining Area

11'05" x 14'04" (max) (3.48m x 4.37m (max))

The dining room is a charming and inviting space, perfect for relaxing and unwinding. A characterful log burner takes centre stage, set within a brick inset and hearth and framed by a wooden mantel, creating a wonderfully cosy, rustic atmosphere. A double radiator adds extra warmth, while the uPVC window allows natural light to flood in, giving the room a bright and airy feel. Stairs lead from the dining room to the first-floor accommodation.

Stylish Shaker Traditional Kitchen

15'10" x 7'10" (4.83m x 2.39m)

The stylish kitchen features a range of blue shaker-style wall and base units, beautifully complemented by wood-effect work surfaces and tiled splashbacks. The room is filled with natural light from two uPVC windows and also benefits from a tiled floor and a door leading directly out to the garden. An inset stainless steel sink with mixer tap sits alongside an integrated dishwasher, with space and plumbing for a washing machine. The true highlight of the kitchen is the impressive Rangemaster oven with gas hob and matching extractor hood, making this an ideal space for preparing family meals and entertaining.

First Floor

Landing

An extensive landing provides a well-balanced separation of the first-floor accommodation, benefiting from loft access, a radiator, and privacy windows.

Bedroom one

8'09" x 13'11" (2.67m x 4.24m)

The generously proportioned master bedroom offers a calm

and inviting retreat, featuring a built-in wardrobe and ample space to incorporate a stylish dressing area. A uPVC window allows for plenty of natural light, while a radiator ensures year-round comfort.

Bedroom Two

11'11" x 7'07" (3.63m x 2.31m)

Another generously sized bedroom benefits from a uPVC window providing natural light, along with a radiator for added comfort.

Bedroom Three

8'11" x 6'11" (2.72m x 2.11m)

A charming single bedroom offering a small radiator and a double-glazed wooden privacy window, ideal as a child's room, home office, or guest space.

Large Family Bathroom

15'10" x 8'0" (4.83m x 2.44m)

This expansive bathroom is impressive in both size and style. It features a double, enclosed, plumbed-in rain shower with a glass screen and modern wall panels, alongside a striking feature bath positioned beneath a privacy window. A Victorian-style pedestal wash hand basin and matching low-flush WC complement the original painted wooden floorboards. The room is bright and airy with two uPVC windows and one wooden double-glazed window, while a radiator with additional Victorian-style black piping ensures the space is warm, cosy, and practical. Stylish and inviting, this bathroom perfectly combines character with modern functionality.

Outside

Occupying a commanding position at the top of New Road, this impressive property offers front pedestrian access with parking available if required. A particular highlight is the separate and private rear access from Old Road, where generous off-road parking comfortably accommodates up to three vehicles.

To the rear, behind secure fencing, the property reveals a beautifully enclosed garden designed with both entertaining and relaxation in mind. The paved patio is perfect for summer dining and social gatherings, while the lawn and gravel pathway create an attractive, low-maintenance outdoor retreat—ideal for enjoying long, sun-filled days.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors 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

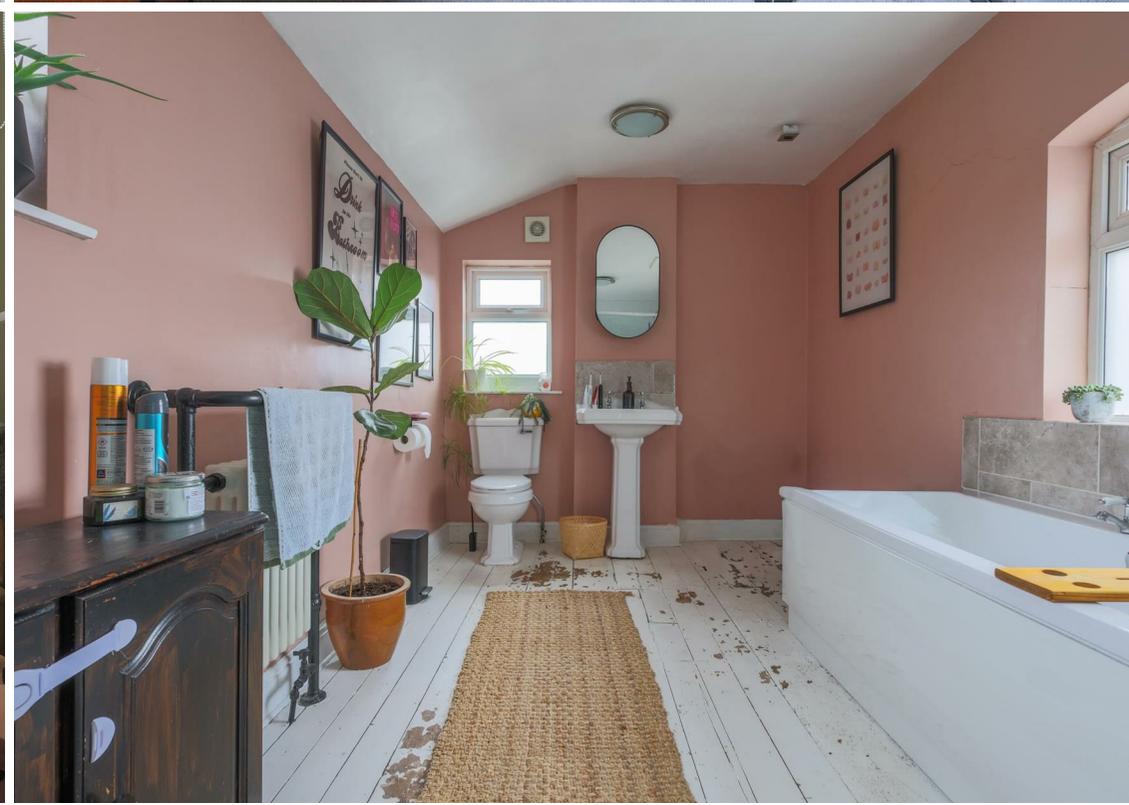
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

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.

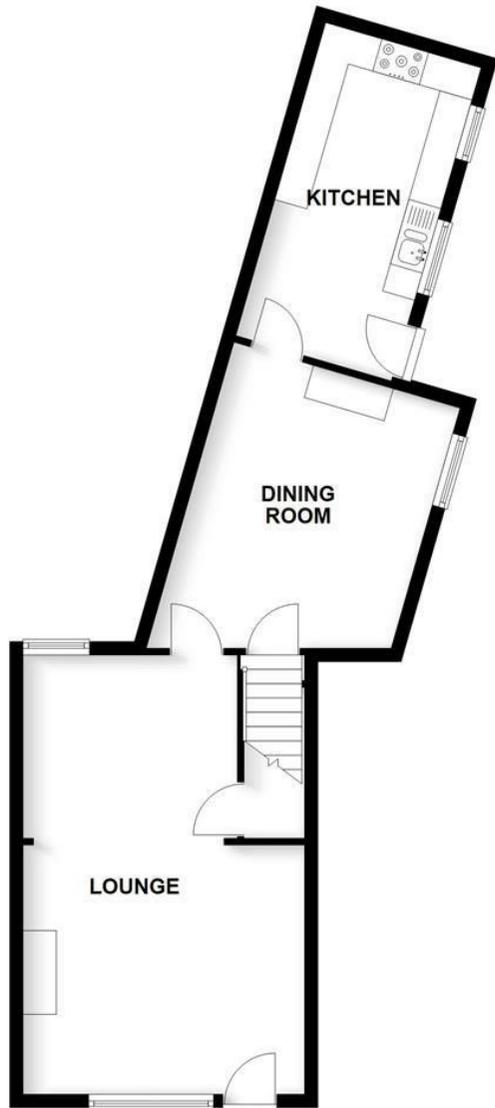
Agents Note

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.

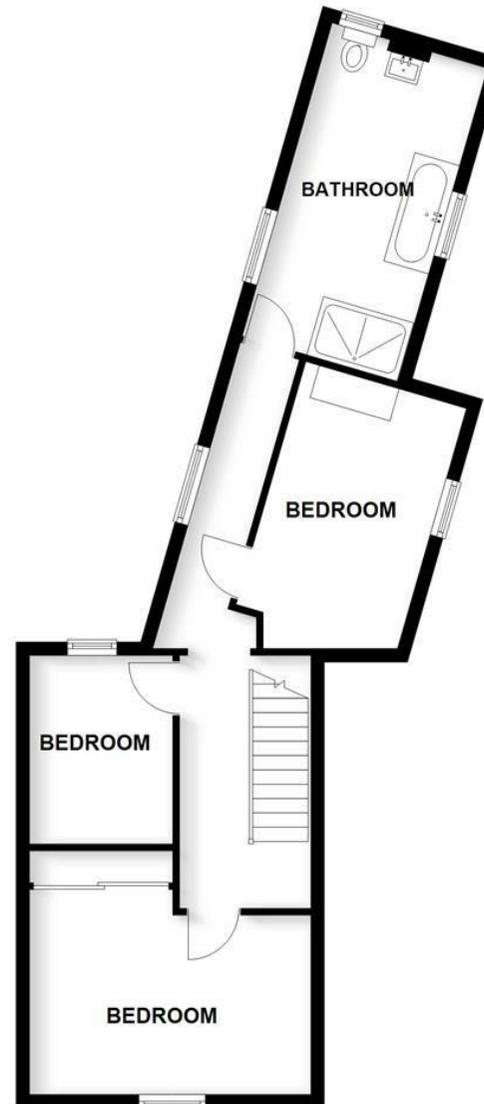




GROUND FLOOR
APPROX. 592.4 SQ. FEET



FIRST FLOOR
APPROX. 592.4 SQ. FEET



TOTAL AREA: APPROX. 1184.8 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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