

# Teanhurst Road

Lower Tean, Stoke-on-Trent, ST10 4LR



Extremely well maintained semi-detached home with extended ground floor accommodation, occupying a delightful slightly elevated position enjoying fabulous views to the front over the surrounding fields.

£245,000



John German 

Whether looking to make your first step onto the property ladder, a home move or for a buy-to-let investment, and for sale with no upwards chain involved, viewing and consideration of this delightful home is essential to appreciate the opportunity to move straight into it and make it your own, the ground floor space, and most notably its exact position overlooking open fields and countryside to the front plus its southerly facing rear garden.

Situated on the edge of the popular village within easy reach of the wide range of amenities in Upper Tean and Checkley, the towns of Uttoxeter and Cheadle, and the A50 dual carriageway linking the M1 and M6 motorways, plus the cities of Stoke-on-Trent and Derby.

A uPVC part double glazed entrance door and side panel opens to the well-proportioned lounge which extends to the full width of the home, having a wide front facing window allowing the natural light to flood in and enjoying the fabulous view over fields, plus a focal open fire with a stone effect surround and stairs rising to the first floor.

The dining room has a door leading to the original kitchen area and sliding patio doors open to the wide kitchen extension which wraps around to the original kitchen, providing space for a dining suite and having an extensive range of base and eye level units with fitted worktops, an inset sink unit set below the rear facing window, a fitted gas hob with an extractor over and electric oven under, an integrated fridge/freezer and plumbing for both a dishwasher and washing machine. uPVC double glazed French doors providing additional light and direct access to the southerly facing rear garden, and a uPVC part double glazed opens to the side driveway.

To the first floor, the pleasant landing has a side facing window and a loft hatch. Doors open to the three bedrooms, all of which benefit from fitted wardrobes, with the front two rooms enjoying fabulous open views over the surrounding fields, and two of which can easily accommodate a double bed. Completing the accommodation is the fitted family shower room which has a white modern suite incorporating a corner shower cubicle with a mixer shower over, and feature flooring.

Outside, to the rear, the southerly facing garden enjoys a degree of privacy, a block paved patio providing a lovely seating and entertaining space, leading to the lawn with well stocked borders and space for a shed. To the front there is a garden with an established hedge to two sides. A block paved driveway extends to the side of the property providing off road parking for several vehicles, leading to the detached single garage which has an up and over door.

**Please note:** The property benefits from Solar Panels, the ownership will be transferred to the buyer. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**What3words:** /// always.projects.flamingo

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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