

Aintree Road

Tean, Stoke-on-Trent, ST10 4EU



Pleasant detached bungalow in need of cosmetic improvement, occupying an excellent position towards the head of a quiet cul-de-sac enjoying views over fields to the rear. Situated towards the edge of the a popular village which provides a wide range of amenities.

£195,000



John German

For Sale with no upwards chain involved. Viewing and consideration of this modern style bungalow is highly recommended to appreciate the potential to personalise and make it your own, and especially its exact quiet position towards the head of the cul-de-sac with its slightly elevated position providing some fabulous far-reaching views over the surrounding countryside.

The popular village of Upper Tean offers a wide range of amenities including first schools, the mini Co-op supermarket and independent shops, doctors surgery, 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.

Accommodation - To the side of the home below the carport is a canopy porch with an obscure double-glazed door opening into an L-shaped hallway, having access to the loft and a built-in airing cupboard, plus doors leading to the accommodation.

The generously sized lounge/dining room provides ample space for both soft seating and a dining suite, having a focal chimney breast with a wall mounted gas fire, and a wide front facing window allowing the natural light to flood in. Also positioned to the front of the home is the fitted kitchen, having a range of base and eye units with work surfaces and a stainless-steel sink unit set below the window, space for a gas cooker with an extractor hood over, plumbing for both a dishwasher and washing machine, space for a fridge/freezer and it also houses the wall mounted gas central heating boiler.

The two good sized bedrooms are positioned to the rear of the home overlooking the garden, with the master being able to easily accommodate a double bed and furniture, and bedroom two benefitting from a built-in double wardrobe.

Completing the accommodation is the bathroom, having a white three-piece suite with complementary tiling incorporating a panelled bath with mixer shower and glazed screen above, plus a side facing window.

Outside - To the rear a crazy paved patio with a retaining wall and steps leads to the garden which is mainly laid lawn with well stocked borders containing a variety of shrubs and plants, enjoying a good degree of privacy and views over fields to the rear, and a far-reaching view in the westerly direction over the village and countryside beyond.

To the front there is a garden also laid to lawn with well stocked borders containing shrubs and plants. A wide tarmac driveway provides off road parking, leading to the carport at the side of the property and to the detached garage which has an up and over door, power and windows.

W3W: nesting.october.smarting

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

Please note: It





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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