





Abode are delighted to offer for sale this versatile 2/3 bedroom semi-detached dormer bungalow.

The property can be configured to suit a range of needs, offering either three bedrooms or two bedrooms with an additional reception room, depending on preference. Externally, it benefits from off-road parking and an enclosed rear garden, ideal for both relaxing and entertaining.

Situated in the highly sought-after village of Tean, the home is within walking distance of local shops, schools, and everyday amenities, whilst still enjoying a semi-rural setting with surrounding countryside. The nearby towns of Cheadle and Uttoxeter are also easily accessible, offering a wider range of facilities and transport links.

The accommodation briefly comprises;- an entrance hallway, kitchen, living room, conservatory, bathroom, a flexible bedroom/dining room, and a further bedroom to the ground floor. To the first floor, the loft conversion provides an additional bedroom.

This adaptable home is ideal for a variety of buyers, and early viewing is highly recommended to fully appreciate its potential.




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 SALES & LETTINGS

Entrance Hallway

UPVC double glazed door leading in from the side, central heating radiator and storage cupboard.

Living Room

UPVC double glazed bay window to the front elevation, central heating radiator, stairs leading to the first floor and electric feature fireplace with mantle and hearth.

Kitchen

Base and eye level units with complimentary worktops, stainless steel sink with draining board, space and plumbing for a cooker with extractor hood above. Space and plumbing for a washing machine, fridge and freezer, UPVC double glazed windows to the side and rear elevations, tiled flooring a partially tiled walls, central heating radiator, panelling, loft access and storage cupboard housing the boiler.

Conservatory

UPVC double glazed windows to the side and rear elevations, tiled flooring, door leading out into the garden, central heating radiator.

Bathroom

WC, wash hand basin and double shower cubicle. Tiled flooring and partially tiled walls, storage cupboards, central heating radiator and UPVC double glazed window to the side elevation.

Bedroom/ Dining Room

UPVC double glazed window to the front elevation, central heating radiator and storage cupboard with shelving.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

Landing

Access to the loft and central heating radiator on the lower landing.



Bedroom

UPVC double glazed windows to the side elevation, central heating radiator.

Outside

To the front there is off road parking for numerous vehicles, with mature borders and gated access to the carport. To the rear the garden offers patio and lawned area, complete with a garden shed.







AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

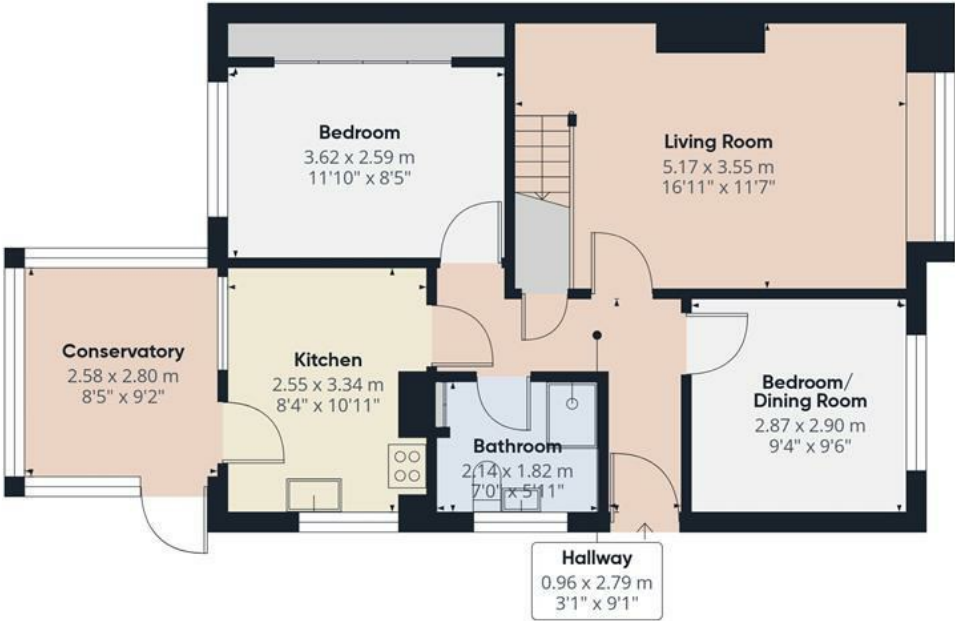
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.







Floor 0



Floor 1

Approximate total area⁽¹⁾

76.8 m²
826 ft²

Reduced headroom

2.2 m²
23 ft²

(1) Excluding balconies and terraces

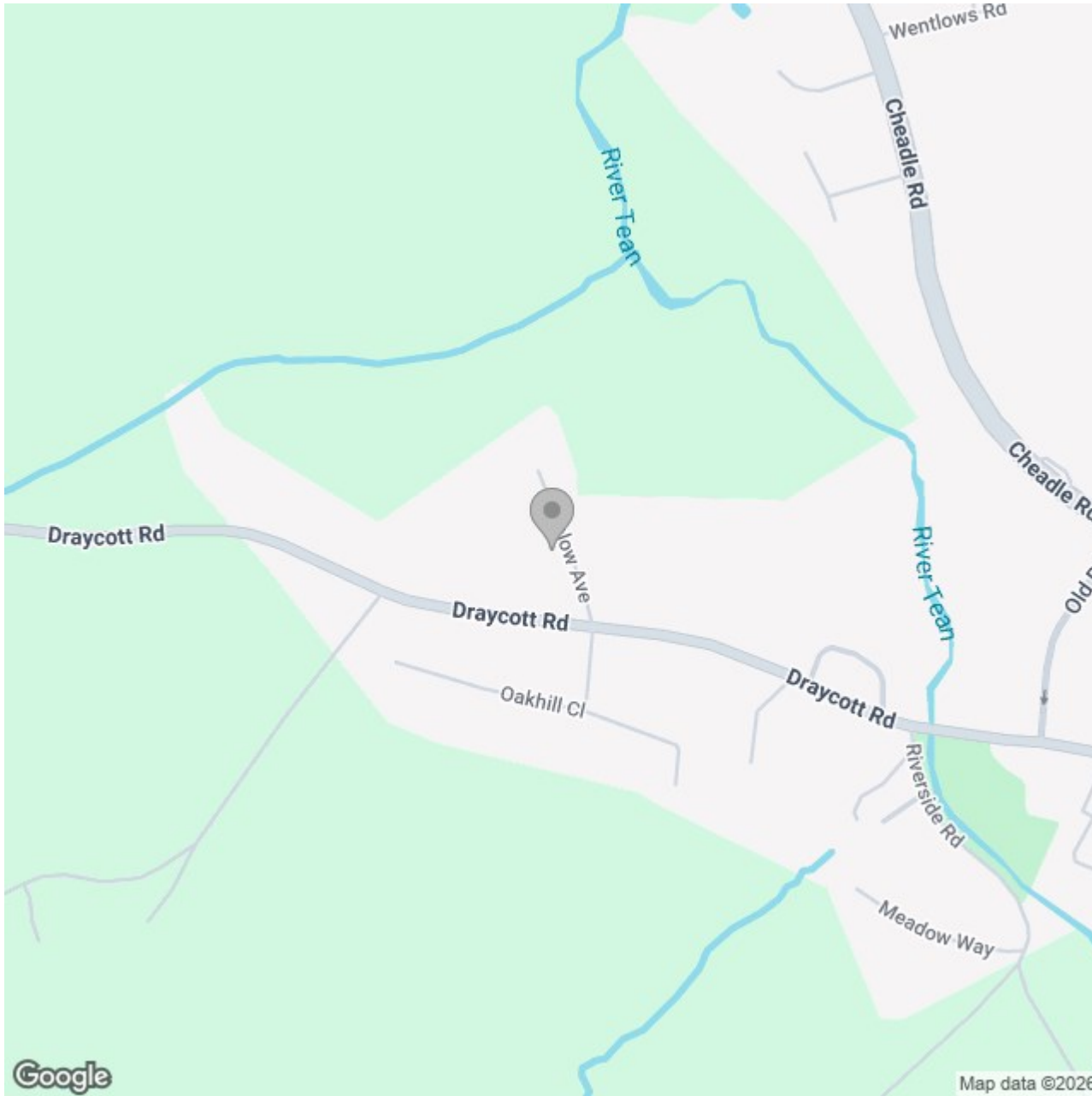
Reduced headroom

..... 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.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	