



The Bungalow Lockers Bank, Tean, Staffordshire ST10 4HD
Guide price £550,000



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

*****Full Renovation Project with 2.Land in a Prime Rural Location*****

This property presents a unique and exciting opportunity for purchasers seeking a substantial renovation project in an outstanding rural setting.

The stone-built bungalow now requires a **COMPREHENSIVE PROGRAMME OF REFURBISHMENT AND MODERNISATION** throughout, and prospective purchasers should be aware that the works required are extensive, going well beyond cosmetic improvement and amounting to a full scheme of renovation.

The existing accommodation comprises an entrance hall, lounge with tiled fireplace and LPG fire, kitchen/dining area, and utility room. An inner hall provides access to three bedrooms and a bathroom, together with a useful store room housing the boiler.

In addition, there is a separate annex providing independent accommodation, including a kitchen, lounge, bedroom and shower room. This offers flexibility for multi-generational living or, subject to any necessary consents, the potential to be incorporated into the main dwelling.

The property occupies a superb position within the Staffordshire Moorlands countryside, enjoying a private and highly sought-after rural location.

Set within approximately 2.5 acres, the grounds comprise garden areas, parking and woodland to the rear, enhancing the property's appeal and offering further potential.



The Accommodation Comprises

Entrance Hall

6'9" x 7'9" (2.06m x 2.36m)

Entered via an aluminium double glazed front entrance door, the entrance hall features a laminate floor and a radiator, providing access to the accommodation.

Lounge

17'6" x 17'5" (5.33m x 5.31m)

A spacious reception room featuring a tiled fireplace with coal-effect LPG gas fire, complemented by a tiled hearth and side television shelf. The room benefits from two radiators, an aluminium double glazed window, and sliding aluminium double glazed patio doors with adjoining side window, providing ample natural light and access to the outside.

Kitchen/ Dining Area

11'1" x 16'10" (3.38m x 5.13m)

Fitted with a range of wall and base units, currently in need of modernisation and refurbishment, offering excellent scope for improvement. Incorporating an inset sink unit with mixer tap and drainer, electric cooker, hob and extractor hood. The space benefits from two aluminium double glazed windows and a radiator.

Utility Room

5'1" x 9'8" (1.55m x 2.95m)

With a double wall unit, double radiator, and an aluminium double glazed window. A rear entrance door gives access to the outside.

Inner Hall

25'3" x 2'11" (7.70m x 0.89m)

With radiator and aluminium double glazed window.

Bedroom One

12'2" x 12'10" (3.71m x 3.91m)

With radiator and aluminium double glazed window.

Bedroom Two

8'6" x 12'8" (2.59m x 3.86m)

With radiator and aluminium double glazed window.

Bedroom Three

9'11" x 12'10" (reducing to 8'9") (3.02m x 3.91m (reducing to 2.67m))

With radiator and aluminium double glazed window.

Bathroom

6'1" x 7'4" (1.85m x 2.24m)

Fitted with a panelled bath with mixer tap and shower attachment over, wash hand basin, and low flush WC. The room features tiled walls and an aluminium double glazed window.

Store Room

5'0" x 18'6" (1.52m x 5.64m)

With Oil fired boiler.

ANNEX

Kitchen

14'2" x 4'9" (4.32m x 1.45m)

Fitted with a stainless steel sink unit with base cupboard under, aluminium double glazed window, and aluminium entrance door. There is also a useful built-in storage cupboard off.

Lounge

8'1" x 13'10" (2.46m x 4.22m)

With aluminium double glazed window and radiator.

Bedroom

7'6" x 11'7" (2.29m x 3.53m)

With aluminium double glazed window and double radiator.

Shower Room

Fitted with a tiled shower cubicle with electric shower, wash hand basin with vanity unit under, and low flush WC.

Outside

The property is approached via gated access leading to a driveway which extends down to the bungalow. To either side of the driveway are established garden areas, predominantly laid to lawn and well stocked with a variety of mature trees, shrubs and flowering plants.

The bungalow itself is set back behind the main garden, with a concrete forecourt extending across the front elevation. To the side, there is a detached garage providing additional parking and useful storage space. A further concrete area runs along the rear elevation, offering practical access and circulation space.

Beyond the bungalow lies an area of woodland, with the property benefitting from an overall plot extending to approximately 2.5 acres.

Detached Garage

16'0" x 16'6" (4.88m x 5.03m)

Two metal up and over doors.

Services

The Property has the benefit of LPG OIL CENTRAL HEATING and ALUMINIUM DOUBLE GLAZING. Drainage is to a Septic Tank.

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. The vendor has disclosed the oven, dishwasher are not in working order.

Important Notice

Prospective purchasers should be aware that the property is in a poor condition and requires a comprehensive scheme of renovation and refurbishment throughout. The works required are substantial and go beyond cosmetic improvement, with a full programme of repair, replacement and upgrading likely to be necessary.

Viewers attend strictly at their own risk, and care should be taken when inspecting both the property and the grounds. The services, appliances and heating systems have not been tested and no warranties are given as to their condition or functionality.

All interested parties are advised to carry out their own investigations and obtain appropriate professional advice prior to submitting an offer or bidding.



Method of Sale

The property is offered for sale by Private Treaty; however, it is being marketed in a manner similar to an auction sale. A Guide Price has been set to encourage interest, and interested parties should be aware that the vendor reserves the right to conclude a sale at any time.

Prospective purchasers should be aware that a swift transaction is sought, with offers invited from parties who are in a position to proceed quickly and able to work to tight timescales towards exchange of contracts.





| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | | |
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