



## 80 Parklands Road

Tean, Tean, ST10 4DT

\*\*\*\* BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY \*\*\*\* Abode are delighted to bring to the market this great opportunity to purchase a ready to move into home in the highly regarded location of Tean. The property benefits from upvc double glazed windows and doors and a gas heating system and in brief offers a hall, lounge through to a dining room, fitted kitchen, the first floor offers three bedrooms, two double and a single, and a family bathroom. Ample parking to front and gated access to a long drive and single garage. Rear garden with lawn and patio. VIEWING IS HIGHLY RECOMMENDED

Offers Over £205,000

# 80 Parklands Road

Tean, Tean, ST10 4DT



- SEMI DETACHED HOUSE
- FITTED KITCHEN
- GARAGE
- HALL
- THREE BEDROOMS
- AMPLE PARKING
- LOUNGE & DINING ROOM
- BATHROOM
- GARDEN

## INTRODUCTION

## ENTRANCE HALL

## LOUNGE

13'7" x 11'11" (4.14 x 3.63)

## DINING ROOM

10'0" x 7'9" (3.05 x 2.36)

## FITTED KITCHEN

9'2" x 8'9" (2.79 x 2.67)

## FIRST FLOOR LANDING

## BEDROOM 1

10'11" x 10'8" (3.33 x 3.25)

## BEDROOM 2

10'9" x 10'8" (3.28 x 3.25)

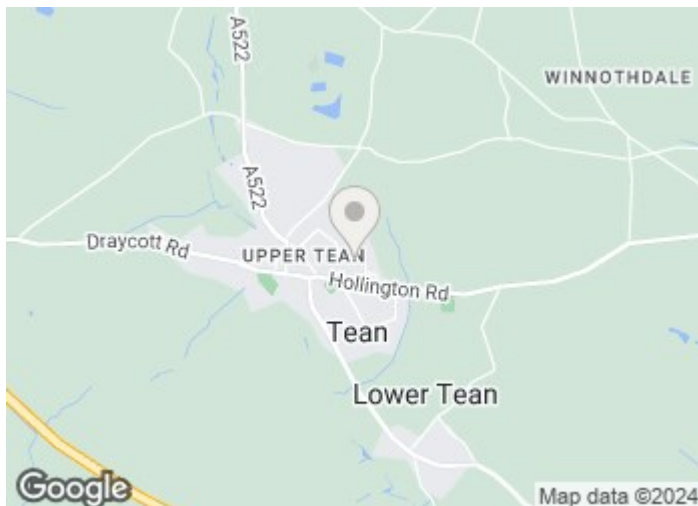
## BEDROOM 3

7'11" x 6'10" (2.41 x 2.08)

## BATHROOM

6'10" x 5'2" (2.08 x 1.57)

## OUTSIDE

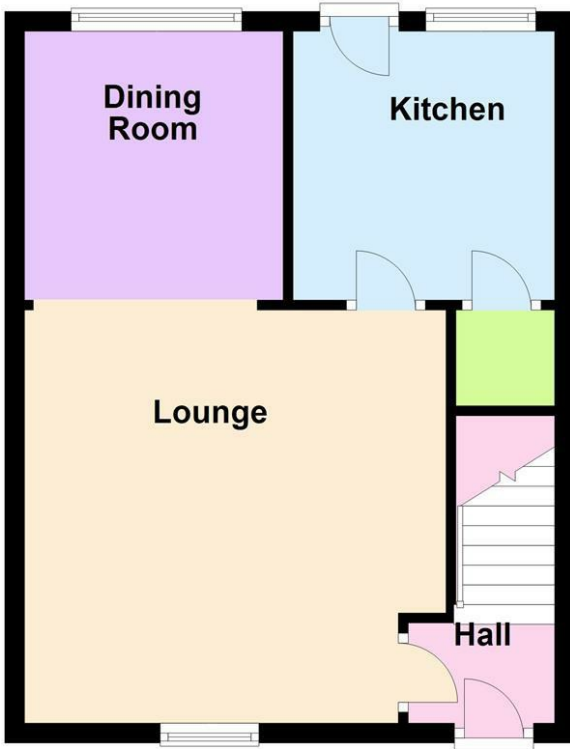


Directions

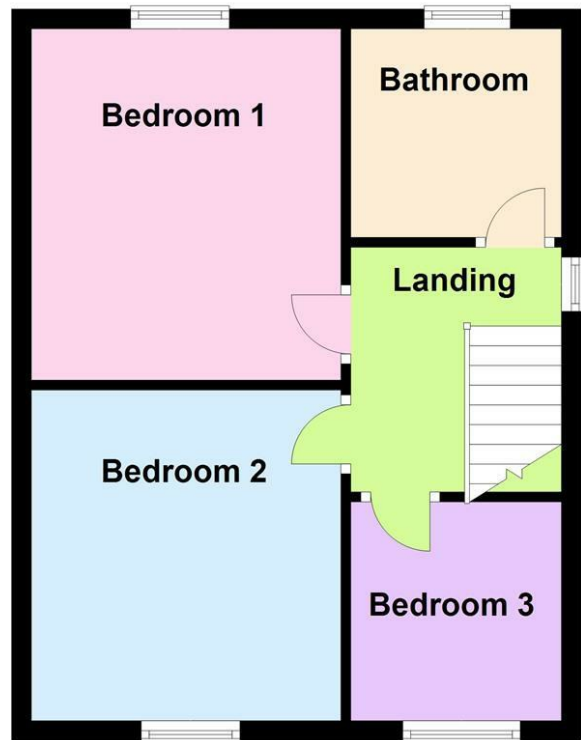


Floor Plan

**Ground Floor**



**First Floor**



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.  
Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	