

Orchard Bungalow St Thomas's Road, Tean, ST10 4JU

£325,000

 **ABODE**  
SALES & LETTINGS









Abode are delighted to offer for sale this three bedroom, individually designed detached bungalow which would be suited to both families and those looking to downsize. The property occupies a substantial plot which surrounds the property and is mainly laid to lawn, with a driveway providing ample off road parking, a workshop and carport.

The property is located in the popular village of Tean, within close proximity to the local schools and nurseries in the village, and only a short distance from Cheadle and Uttoxeter Towns with good bus links to the local towns.

In brief, the accommodation comprises; porch and entrance hallway, lounge with gas fireplace, fitted dining kitchen, three good size bedrooms and a bathroom with bath and shower.

Being set in an elevated position, an early viewing is highly recommended.

#### PORCH

11'2 x 3'5 (3.40m x 1.04m)

Entrance door into the porch with upvc double glazed windows and a door into the hall.

#### HALL

Airing board, radiator, loft access with ladder and doors to -

#### LOUNGE

12'9 x 12'2 (3.89m x 3.71m)

Feature brick fireplace with living flame coal effect fire, radiator, upvc double glazed windows to the front and side aspects and a sliding door into the kitchen.

#### KITCHEN DINER

17'10 x 10'1 (5.44m x 3.07m)

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine, spaces for fridge, freezer and tumble dryer. Upvc double glazed windows to the side and rear aspects, door onto the garden and a door into the hall.

#### BEDROOM 1

12' x 11'2 (3.66m x 3.40m)

Upvc double glazed window and radiator.

#### BEDROOM 2

11'5 x 10'4 (3.48m x 3.15m)

Upvc double glazed window and radiator.

#### BEDROOM 3

9'9 x 8'1 (2.97m x 2.46m)

Upvc double glazed window and radiator.





#### BATHROOM

Panel enclosed bath, separate shower cubicle, low flush wc, wash hand basin, radiator and upvc double glazed window.

#### OUTSIDE

Long drive up to a carport and workshop with power and light. Front and side gardens with lawns and well established borders, shrubs and trees. Also a rear patio seating area.





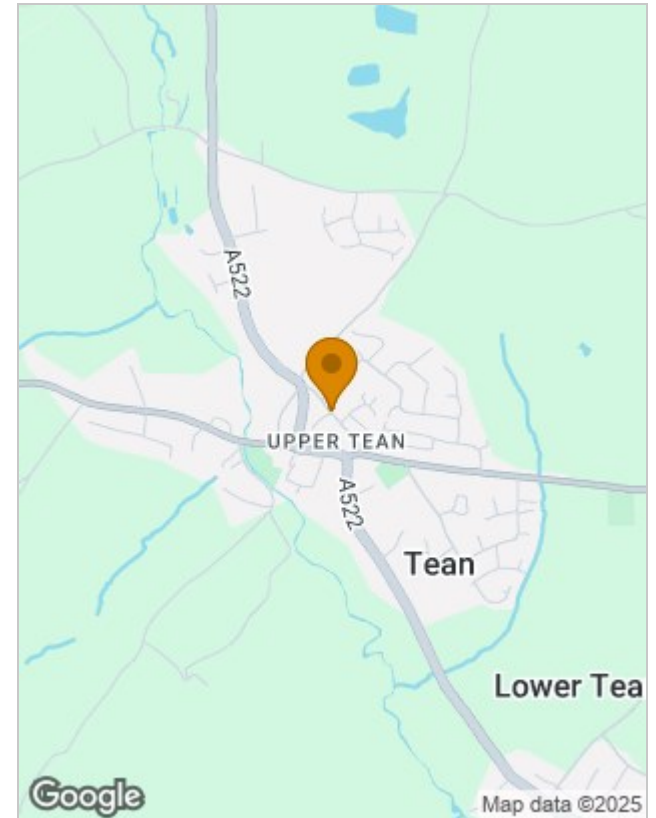




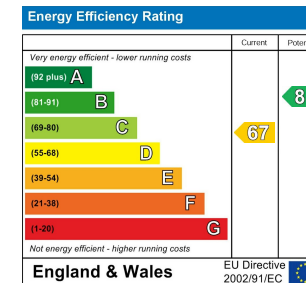
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Abode Cheadle Sales Office on 01538 750081 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.