



## 35 Doval Gardens

Tea, Tea, ST10 4EX

Three bedroom detached property offering a hall with guest cloakroom, lounge with doors onto the garden, fitted dining kitchen with utility room. Four bedrooms, ensuite shower room and a family bathroom. Enclosed garden and parking.

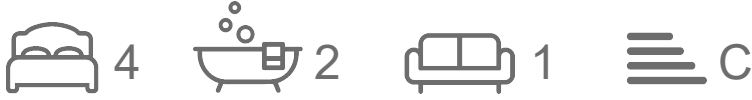
This property is currently under offer at £235,000.

Anyone wishing to make an offer over and above this amount should contact the selling agents Abode Estate Agents on 01538 750 081 prior to the exchange of contracts.

**£240,000**

# 35 Doval Gardens

Tean, Tean, ST10 4EX



- DETACHED HOUSE
- KITCHEN DINER
- ENSUITE & BATHROOM
- HALL & CLOAKROOM
- UTILITY ROOM
- GARDEN
- LOUNGE
- FOUR BEDROOMS
- PARKING

HALL

BATHROOM

CLOAKROOM

OUTSIDE

LOUNGE

KITCHEN DINER

UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM

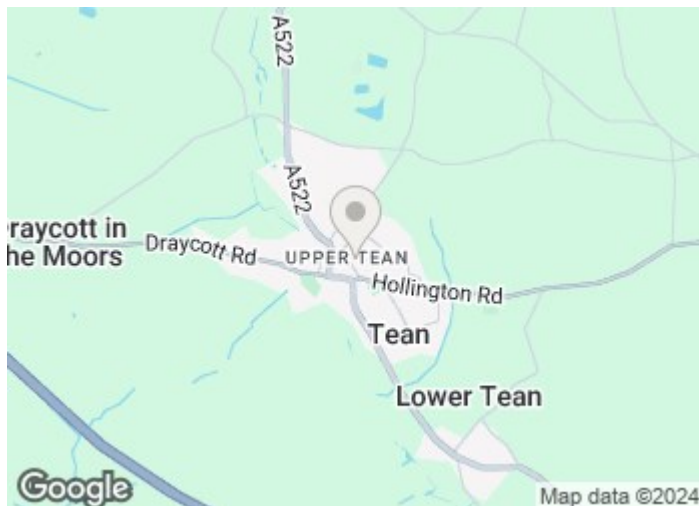
EN SUITE

BEDROOM

BEDROOM

BEDROOM

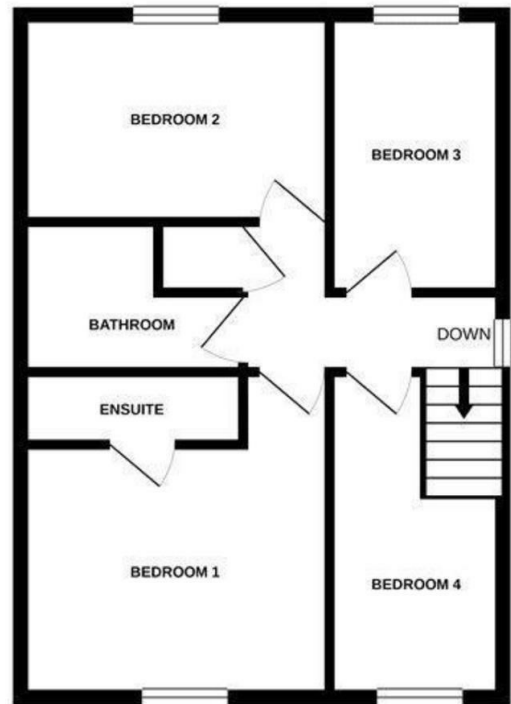
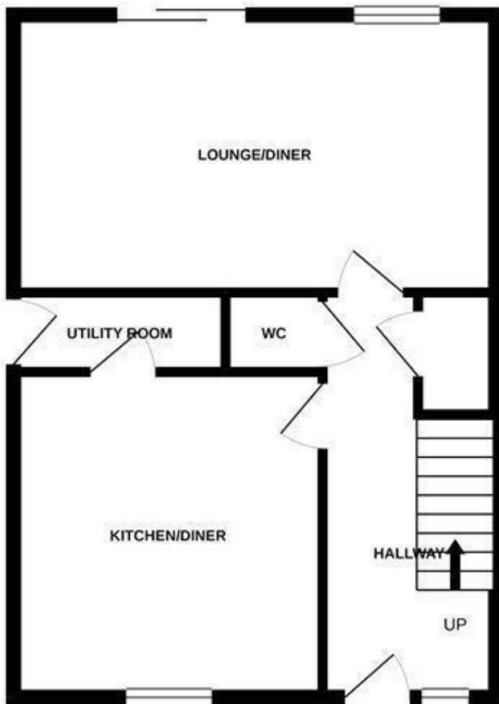
BEDROOM



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	