





Abode are delighted to offer for sale this beautifully presented two-bedroom character cottage, perfectly situated in the highly sought-after village of Tean. The property enjoys close proximity to local shops, schools, and amenities, with the added benefit of being just a short drive to the towns of Cheadle and Uttoxeter. Tean itself offers stunning countryside walks, making it an ideal location for nature lovers.

In brief, the property comprises a welcoming living room, a well-appointed kitchen, a rear hallway, a conservatory/second reception room, and a bathroom on the ground floor. Upstairs, you'll find two comfortable bedrooms. The property boasts generous gardens to both the front and rear, offering beautiful views over the surrounding countryside.

This charming cottage is perfect for first-time buyers or those seeking a tranquil holiday retreat. An early viewing is highly recommended to fully appreciate all that this lovely home has to offer.




ABODE
SALES & LETTINGS

LOUNGE

12'0 x 12'0

Entrance door into the hall with radiator, upvc double glazed window to the front and a door to the kitchen.

KITCHEN

12' x 6'

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted Electric oven and hob with extractor hood, plumbing and space for a washing machine and a space under the stairs for a fridge freezer. Radiator, window opening through to the dining room and stairs to the first floor.

LOBBY

Door to the bathroom and open through to the dining room.

DINING ROOM

7'8 x 5'9

Radiator and upvc double glazed window and door onto the garden.

BATHROOM

Panel enclosed bath with a shower over, low flush wc, wash hand basin, radiator, airing cupboard and upvc double glazed window to the side.

FIRST FLOOR

BEDROOM 1

12'0 x 11'11

Upvc double glazed window and a radiator.

BEDROOM 2

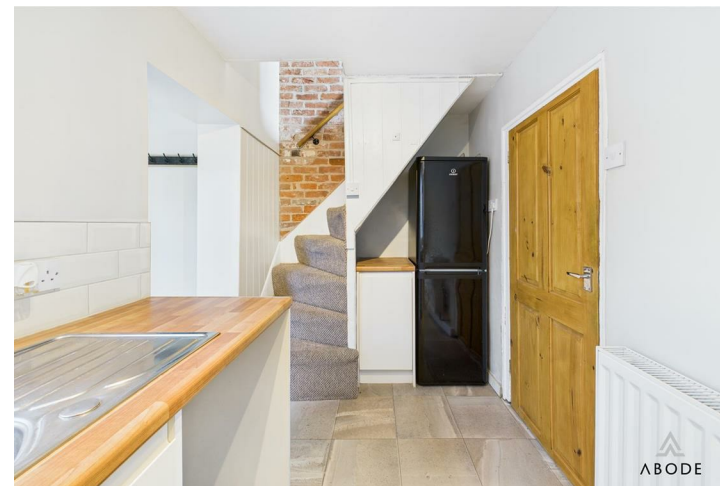
8'9 x 6'4

Upvc double glazed window and a radiator.

OUTSIDE



Enclosed shared front garden and a rear garden with decked patio, lawn and brick store.

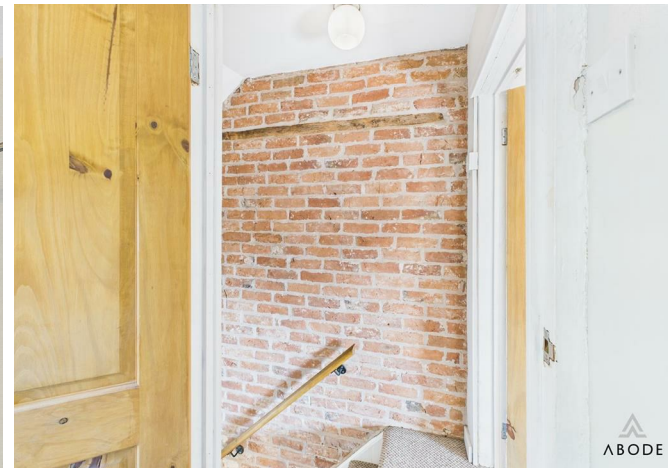


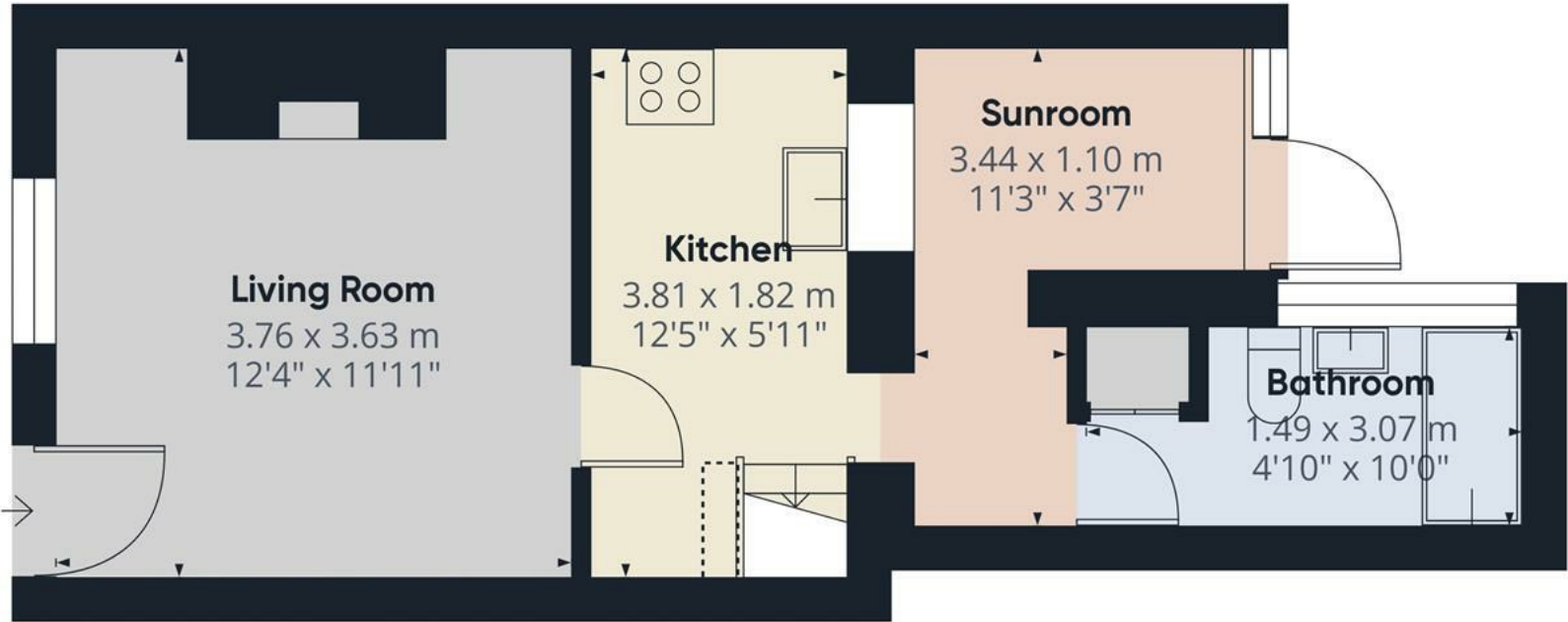












Floor 0



Floor 1

Approximate total area⁽¹⁾

49.5 m²

532.8 ft²

Reduced headroom

0.16 m²

1.76 ft²

(1) Excluding balconies and terraces

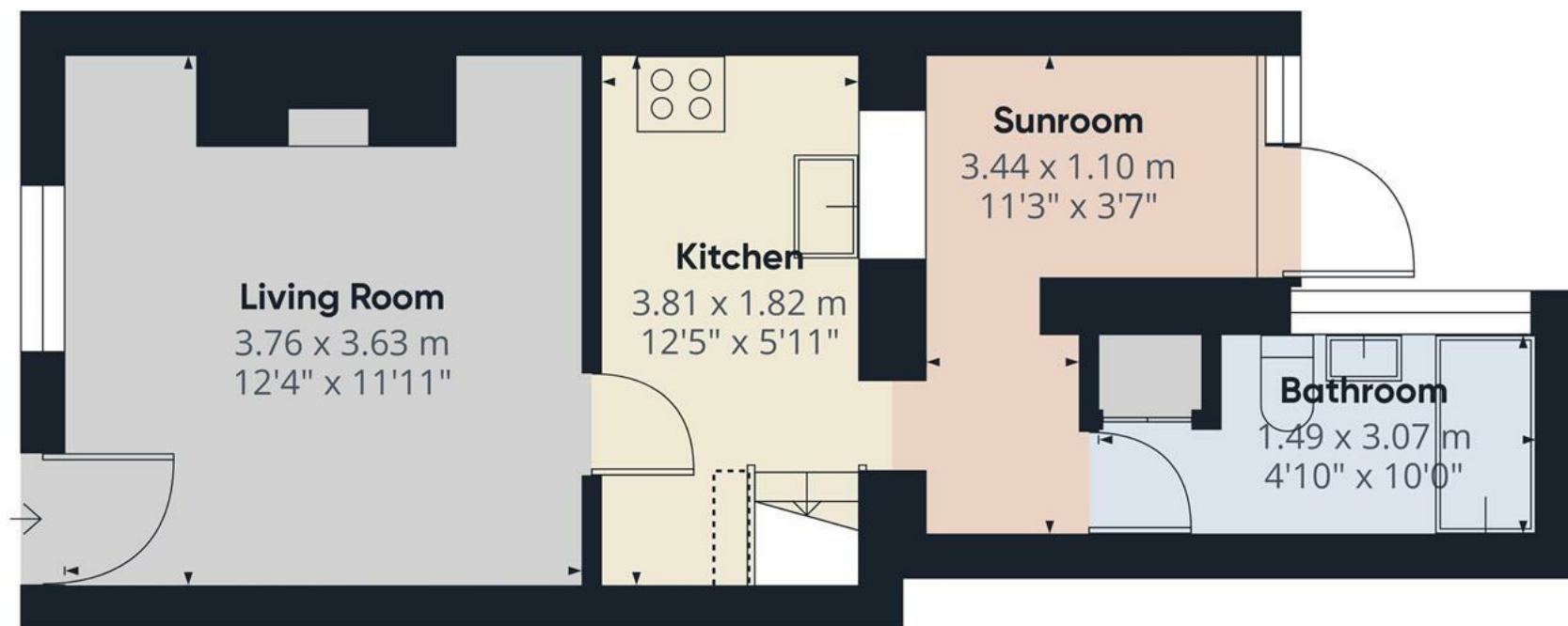
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0

Approximate total area⁽¹⁾

30.38 m²

327 ft²

Reduced headroom

0.16 m²

1.76 ft²

(1) Excluding balconies and terraces

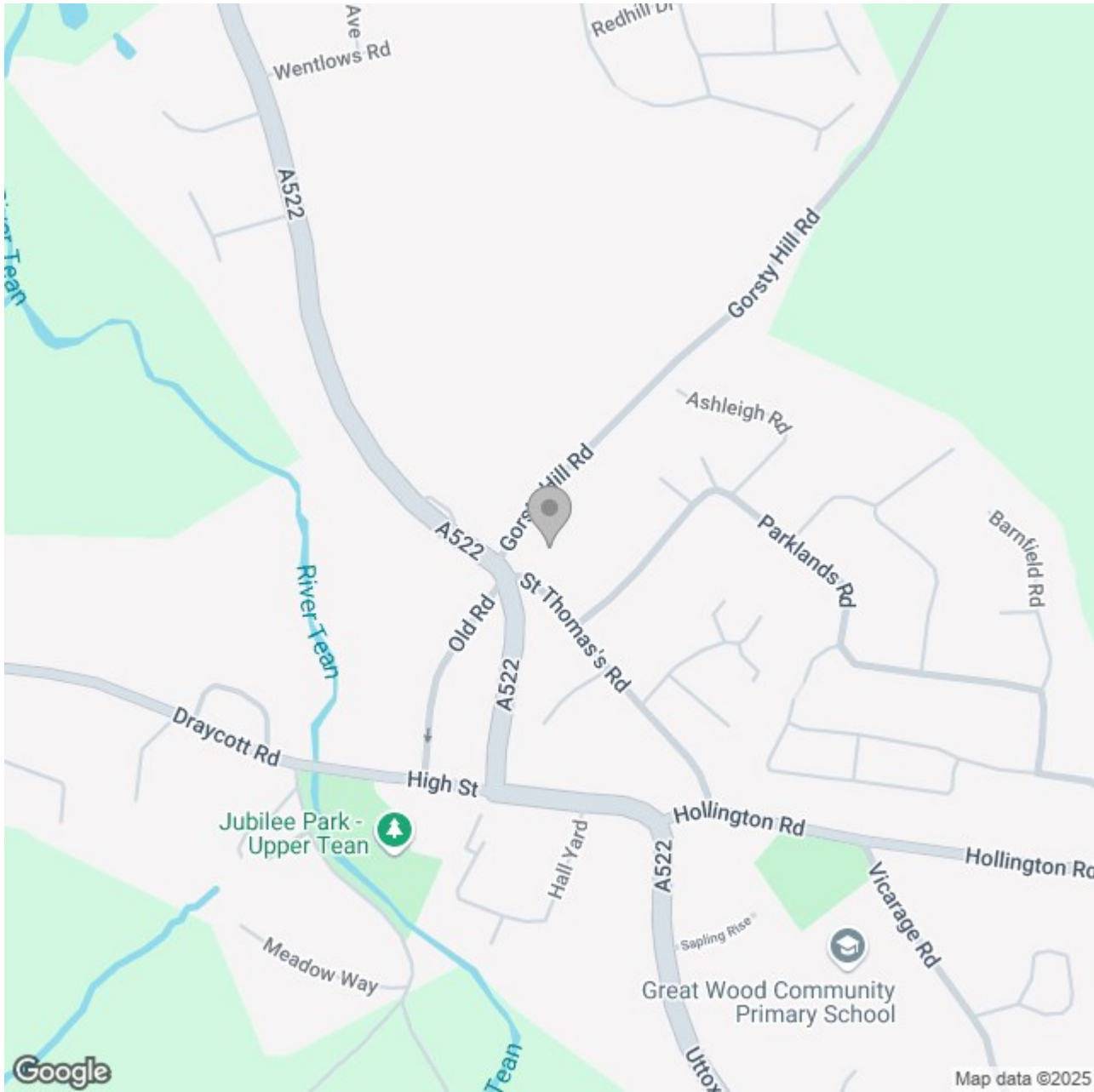
Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	