ABODE
SALES & LETTINGS

High Street, Tean, ST10 4DY

£189,950

https://www.abodemidlands.co.uk

*** Double garage *** Extended home***

This well-presented three-bedroom end-terrace home is full of character and benefits from a generous enclosed rear garden. Extended to provide spacious living accommodation, the property offers three good sized bedrooms together with a detached double garage, ideal for off-road parking or additional storage space.

Conveniently situated in the sought-after village of Tean, the property enjoys easy access to a range of local shops, amenities, and well-regarded primary schools. The nearby market towns of Cheadle and Uttoxeter provide a wider selection of facilities, whilst the A50 is easily accessible, making the property ideal for commuters. Tean is also surrounded by beautiful countryside, offering an abundance of scenic walks.

In brief, the accommodation comprises;- a living room, kitchen diner, and utility room to the ground floor. To the first floor, there are two bedrooms and a family bathroom, whilst the second floor features a further double bedroom.

Ideal for first-time buyers, growing families, or those looking to downsize, early viewing is highly recommended.

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Living Room
UPVC double glazed window to the front elevation, composite door leading in from the front, open feature fireplace, exposed beams, and central heating radiator.

Kitchen Diner
Fitted with a range of base and eye-level units with complementary worktops and an inset sink with draining board. Double glazed windows to the side and rear elevations. Integrated cooker with hob and extractor hood above, tiled flooring, feature log burner, spotlighting, and exposed beams.

Utility
Fitted with base and eye-level units with complementary worktops, space and plumbing for a washing machine, tumble dryer, and under-counter fridge freezer. Double glazed window to the side elevation and door leading out to the garden. Tiled flooring and central heating radiator.

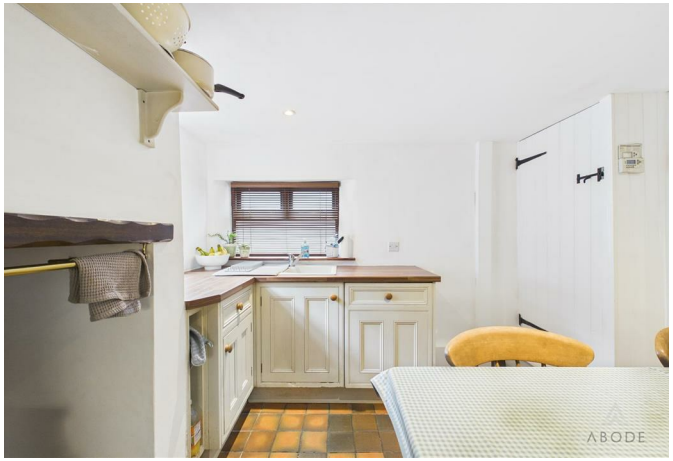
Landing
Providing access to all bedrooms and the bathroom, with further stairs leading to the second floor.

Master Bedroom
UPVC double glazed window to the front elevation, central heating radiator, wooden flooring, and built in wardrobes providing ample storage.

Bedroom
UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom
Fitted with a white suite comprising a WC, wash hand basin, and P-shaped bath with shower over and glass shower screen. Features partially tiled walls, a double-glazed window to the rear elevation, towel radiator, and a storage cupboard housing the boiler.

Stairs
Leading up to the third bedroom.



Bedroom

Two double glazed windows to each side elevation, central heating radiator and eaves storage cupboard.

Outside

To the rear the garden is enclosed and mainly laid to lawn with patio area ideal for entertaining.

Double Garage

Two up and over doors to the front elevation and side personal door.

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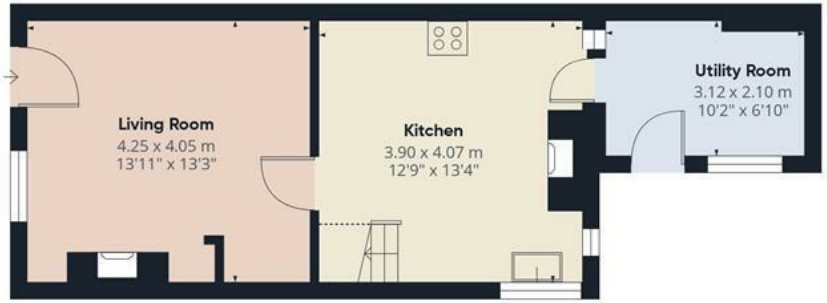
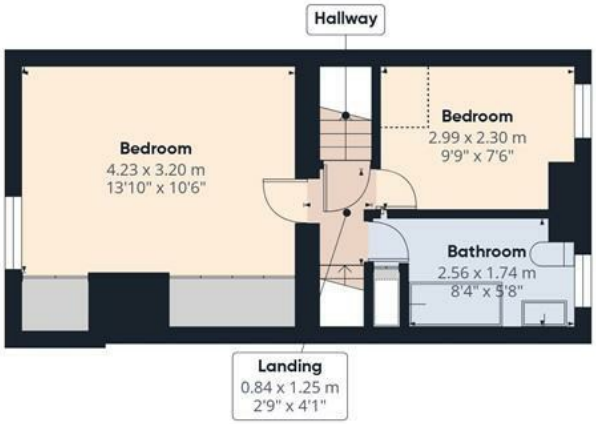


Floor 0 Building 1



Floor 1 Building 1

Floor 2 Building 1

Floor 0 Building 2

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Approximate total area(1)

102.7 m²

1106 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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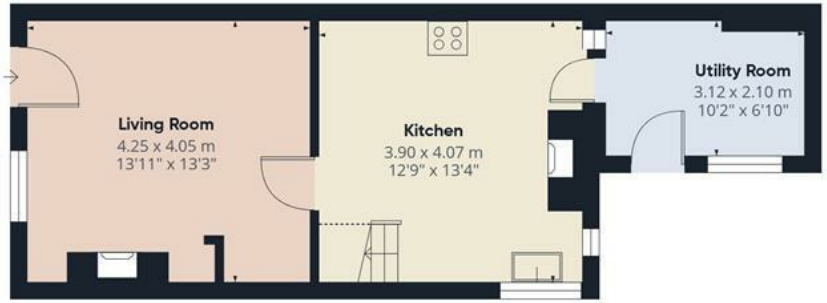
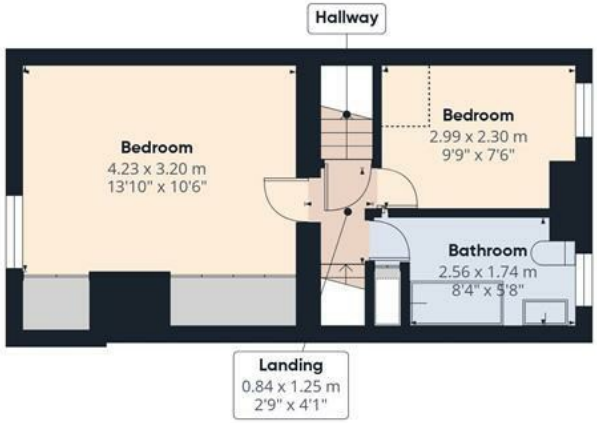


Floor 0 Building 1



Floor 1 Building 1

Floor 2 Building 1

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Approximate total area(1)

77.7 m²

837 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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