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SALES & LETTINGS

Goldhurst Drive, Tean, STI0 4LS

No Onward Chain £230,000

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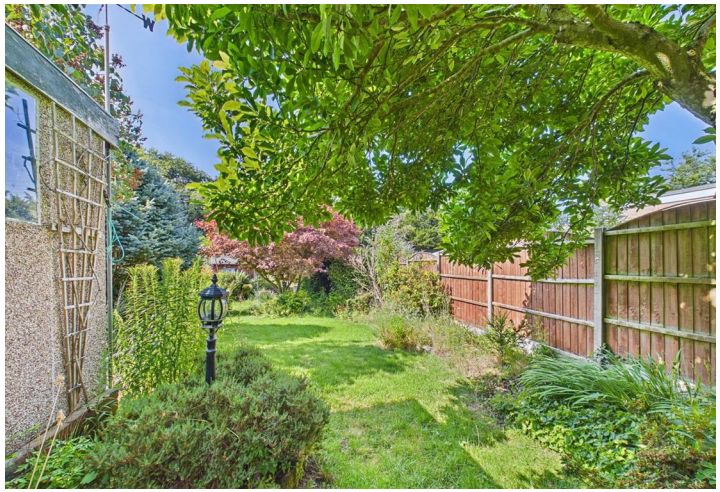

Offered for sale with NO UPWARD CHAIN stands this well-presented three-bedroom semi-detached home occupies a generous plot and benefits from a generous rear garden, ample off-road parking and a garage. Offering spacious accommodation throughout and excellent potential to extend (subject to the necessary planning permissions), this property is perfectly suited to a variety of purchasers.

The rear garden is a particular highlight, providing a wonderful outdoor space with a large lawn, mature trees, shrubs and well-established borders, together with a patio area ideal for relaxing or entertaining family and friends.

Situated in the highly sought-after village of Lower Tean, the property enjoys the perfect balance of village living and convenience. Tean offers a range of local shops, everyday amenities and well-regarded primary schools, whilst being surrounded by beautiful Staffordshire countryside, ideal for walking and outdoor pursuits. The nearby market towns of Cheadle and Uttoxeter provide a wider selection of shops, leisure facilities and schools, and the A50 is within easy reach, offering excellent commuter links to Stoke-on-Trent, Derby and beyond.

The accommodation briefly comprises;- an entrance hall, spacious living room opening into the dining room, and a fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a modern shower room.

Further benefits include UPVC double glazing, cavity wall insulation and gas central heating throughout.

Whether you are a first-time buyer, a growing family or looking to downsize without compromising on outdoor space, this attractive home offers something for everyone. Early viewing is highly recommended.

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Entrance Hallway
UPVC double glazed entrance door to the front elevation, central heating radiator and staircase leading to the first floor.

Living Room
UPVC double glazed bay window to the front elevation, central heating radiator and feature fireplace. Open to;-

Dining Room
UPVC double glazed window and door leading out to the rear garden, with central heating radiator.

Kitchen
Fitted with a range of base and eye-level units incorporating complementary work surfaces, stainless steel sink with drainer, space and plumbing for a cooker with extractor hood above, washing machine and fridge freezer. Tiled splashbacks, UPVC double glazed window to the rear elevation and door providing access to the rear garden.

Landing
UPVC double glazed window to the side elevation, loft access and doors leading to the bedrooms and shower room.

Master Bedroom
UPVC double glazed window to the front elevation, fitted wardrobes and central heating radiator.

Bedroom
UPVC double glazed window to the rear elevation, built-in storage cupboard and central heating radiator.

Bedroom
UPVC double glazed window to the front elevation, over stairs storage cupboard and central heating radiator.

Shower Room
Comprising a low-level WC, wash hand basin and corner shower cubicle. Partially tiled walls with decorative panelling, central heating radiator and UPVC double glazed window to the rear elevation.

Garage
Up and over door to the front.

Outside
To the front, the property benefits from ample off-road parking, complemented by a lawned garden with mature shrubs. Side access leads to the detached garage and rear garden. The rear garden is south facing and features a patio area, ideal for outdoor dining and entertaining, with the remainder predominantly laid to lawn. Mature trees, well-established borders and shrubs create a private and attractive outdoor space, further enhanced by a summerhouse and an outside water tap.

Disclaimer

Please note that some of the information contained within these particulars has been provided by the current owners and has not been independently verified by Abode. Prospective purchasers are advised to satisfy themselves as to the accuracy of any information through their own enquiries and legal representatives.

AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

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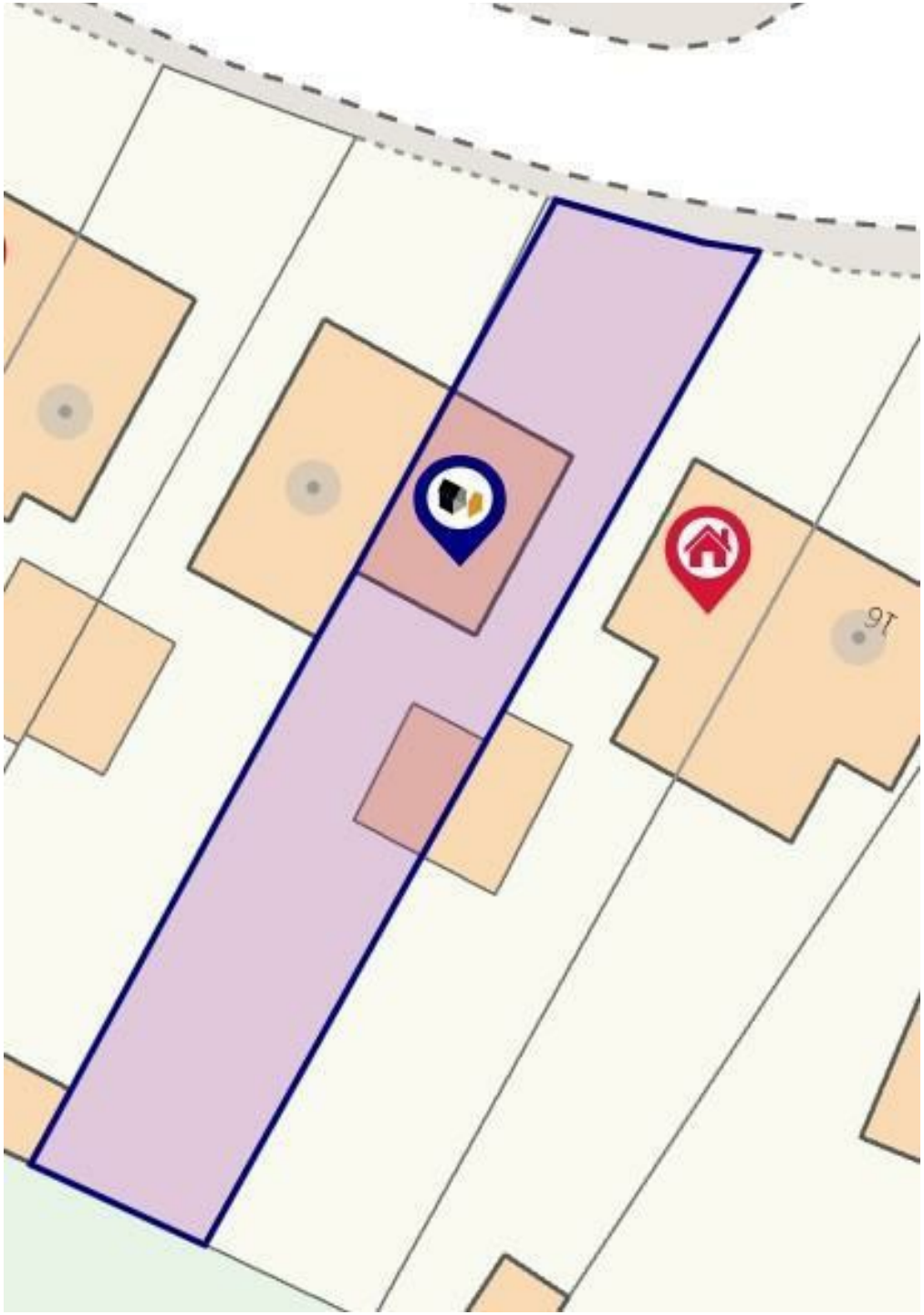
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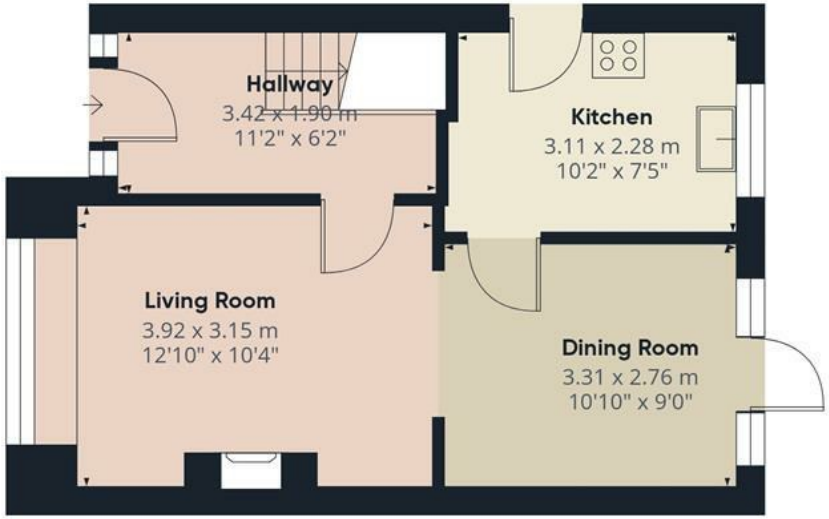
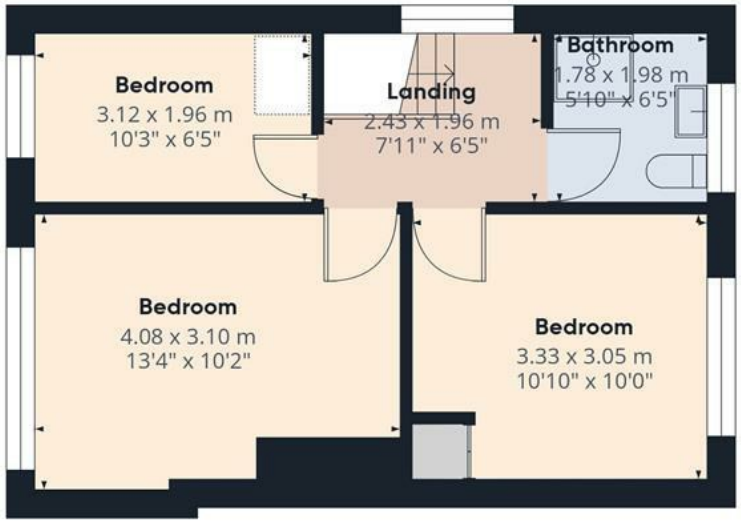


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

84.5 m²

909 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.