



17 Coplow Avenue, Tean, Staffordshire ST10 4JQ
Price guide £185,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

This well proportioned semi-detached house provides a super family home offering space in abundance and a feeling of home from the moment you step through the door. The ground floor provides comfortable accommodation to provide a good sized living room with dining area and patio doors which open out onto the rear, a newly installed fitted kitchen with built in appliances. The First Floor offers three bedrooms, a further attic room accessed via a loft ladder and a family bathroom with four piece modern suite.

The exterior provides ample on-site parking space to the front and side elevation along with access leading under an Attached Carport to the Detached Garage. The rear happens to be fully enclosed offering a low maintenance patio garden ideal for outside entertainment during the summer months. Standing proudly within a quiet cul-de-sac location enjoying a private peaceful setting yet is still within walking distance of local shops, primary schools and other local amenities. For those who are looking to travel that little bit further there is the A50 Stoke - Derby Link Road & M6 Motorway Network nearby.



The Accommodation Comprises

Entrance Hall

10'10" x 6'2" (3.30m x 1.88m)

On entrance via a UPVC double glazed front entrance door and side panel there is a hallway having a laminate floor and single radiator.

Lounge

13'8" x 11'10" (4.17m x 3.61m)

The lounge are has a stone fireplace with slate hearth and a multi fuel burner being the focal point of the room. A large bay UPVC window looks out onto the front elevation and the room is finished with laminate floor which flows into the:

Dining Area

9'8" x 9'0" (2.95m x 2.74m)

The dining area has enough space to accommodate a family table and chairs, patio doors open out onto the rear garden and the room benefits from a radiator.

Kitchen

10'11" x 8'10" (3.33m x 2.69m)

The kitchen has been recently installed to include a good range of high and low level fitted kitchen units, display cabinets and ample work surfaces over incorporating an inset stainless steel sink unit sat beneath the UPVC window. Built in appliances include an electric double oven, integrated dishwasher, fridge, plumbing and space for a washing machine and lastly a Belling ceramic hob. The walls have been partly tiled, and there is a tiled floor to match. The kitchen has a handy breakfast bar, radiator and a UPVC side entrance door opening outside.

Landing

With a UPVC window to the side elevation and access to the Attic Room via a pull down loft ladder.

Bedroom One

11'10" x 8'4" (3.61m x 2.54m)

The main bedroom is fitted with a range of full length built in fitted wardrobes, a single radiator and UPVC window.

Bedroom Two

11'3" x 10'4" (3.43m x 3.15m)

Another double bedroom having a range of built in fitted wardrobes, single radiator and UPVC window.

Bedroom Three

6'10" x 7'11" (2.08m x 2.41m)

Again fitted with a built in double wardrobe, radiator and UPVC window.

Bathroom

8'1" x 6'3" (2.46m x 1.91m)

The bathroom is fully fitted with a modern four piece suite benefitting from a panel in bath with mixer tap and hand held hairspray over, a wash hand basin with mixer tap which sits within vanity unit offering further storage, a low flush WC and a separate shower cubicle enclosed with glass doors and a plumbed in shower. The room is finished with part tiled walls, a tiled floor, chrome heated towel radiator and a privacy UPVC window.

Outside

The exterior offers a tarmac driveway which provides ample on-site parking, a driveway to the side giving access to a Detached Garage (15'6" x 8'5") with light & power via an Attached Carport. The rear has been paved for ease of maintenance and offers a patio garden which is fully enclosed and private.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





