



6 Hawthorne Close, Tean, Staffordshire ST10 4NL
Reduced to £385,000



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

A superb family home in a much sought after location, sitting within a large plot has scope to update and modernise throughout - put your own stamp on the property to make this your forever home!

A porchway takes you to the impressive entrance hall with staircase rising to the first floor, guest cloakroom, and a spacious living room. A double doorway opens out to the extended dining room having access into the fantastic breakfast kitchen that offers space for entertaining family and friends along with numerous integrated appliances. There is an extra sitting room which could be flexible for its uses to finish.

The first floor offers four double bedrooms and family bathroom with fitted suite.

The property is situated within a quiet cul-de-sac location of similar properties, approached from the road there is a driveway providing ample on-site parking space for numerous vehicles, access to the Garage and lawned garden areas to either side. The rear is a beautiful private mature garden which is fully enclosed and has a patio area perfect for al fresco dining, lush lawn and well stocked flower borders with a variety of bedding plants.



The Accommodation Comprises

Entrance Porch

4'0" x 8'2" (1.22m x 2.49m)

On entry via a UPVC door the porch has a tiled floor and two UPVC double glazed windows.

Entrance Hall

15'8" x 5'9" (4.78m x 1.75m)

The hallway has a laminate flooring, radiator with shelf and an understairs storage cupboard off.

Cloakroom

2'9" x 7'10" (0.84m x 2.39m)

A handy downstairs guest toilet is fitted with a wash hand basin, vanity unit under with mixer tap & low flush WC. To finish a single radiator and the laminate flooring flows through.

Spacious Lounge

15'8" x 12'5" (4.78m x 3.78m)

The focal point of the room is a Mahogany adam style fireplace with tiled inset & hearth housing a coal effect living flame fitted gas fire. There is a double radiator, UPVC window & double doors leading to the:

Dining Room

15'8" x 12'4" (4.78m x 3.76m)

A formal dining room which has been extended during the past has a UPVC window, double radiator and patio doors which open out onto the rear garden.

Sitting Room

16'7" x 7'10" (5.05m x 2.39m)

Another flexible room which has again been extended to provide a further sitting room with a double radiator & UPVC window.

Breakfast Fitted Kitchen

9'2" x 14'1" (2.79m x 4.29m)

The kitchen has been newly installed and traditional in style with an excellent range of grey shaker units, drawers and ample work surface over. Inset into the work surface is a sink unit with mixer tap and drainer which sits underneath a UPVC window. Built in appliances include a Zanussi

electric double oven, AEG ceramic hob & extractor hood, integrated fridge, freezer, dishwasher & washing machine. The room has partly tiled walls & a tiled floor, inset spot lighting and UPVC window & rear entrance door.

First Floor

Stairs rise up to the:

Landing

Access to the roof void, UPVC window.

Bedroom One

12'4" x 12'6" (3.76m x 3.81m)

Single radiator & UPVC window.

Bedroom Two

11'10" x 12'6" (3.61m x 3.81m)

UPVC double window & radiator.

Bedroom Three

8'4" x 14'1" (2.54m x 4.29m)

Radiator & UPVC double glazed window.

Bedroom Four

8'6" x 8'4" (2.59m x 2.54m)

Single radiator & UPVC double glazed window.

Family Bathroom

6'9" x 7'11" (2.06m x 2.41m)

Suite comprising: Corner panel in bath with plumbed in shower & glass side screen, pedestal wash hand basin and a low flush WC. The room has the benefit of laminate flooring, fully tiled walls, inset spotlighting and a heated towel radiator. Lastly there is a UPVC privacy window.

Outside

The property is approached by a driveway providing ample on-site parking space for several vehicles, access to the Attached Garage (see below for further details) and has lawned gardens either side. The rear is fully enclosed with paved patio seating areas, a lush lawned garden ideal for the kiddies to play and well stocked flower borders.

Attached Garage

16'7" x 7'3" (5.05m x 2.21m)

With metal up and over door, light & power & rear courtesy door.

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

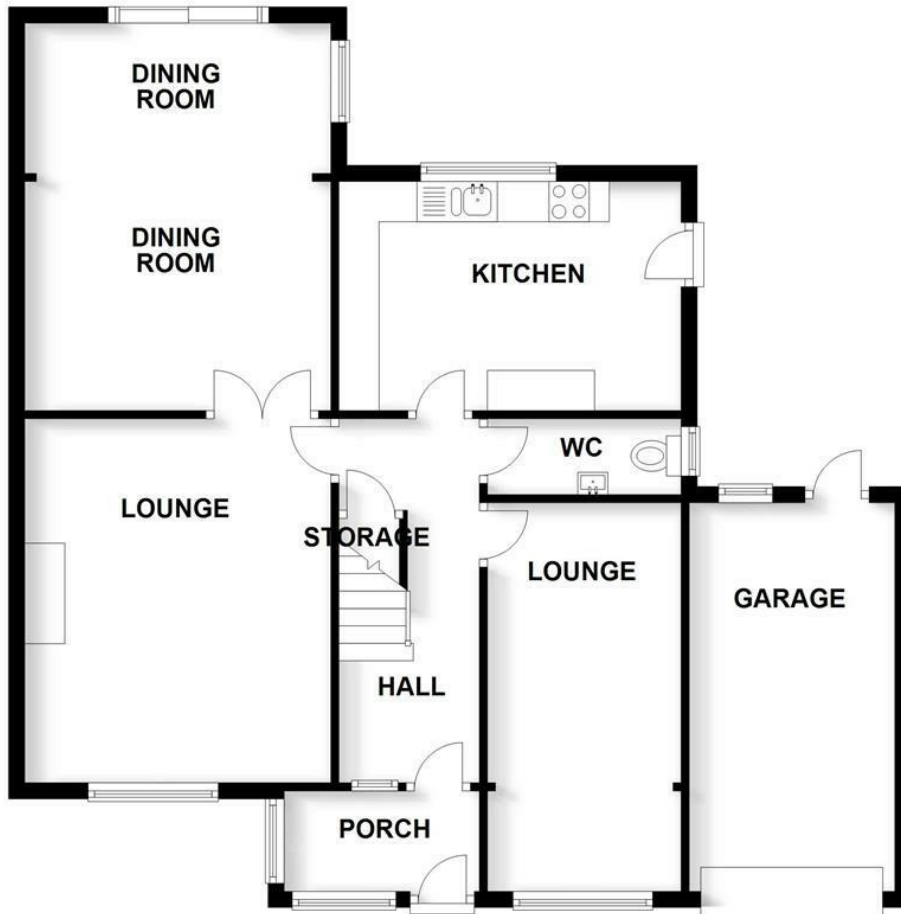
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





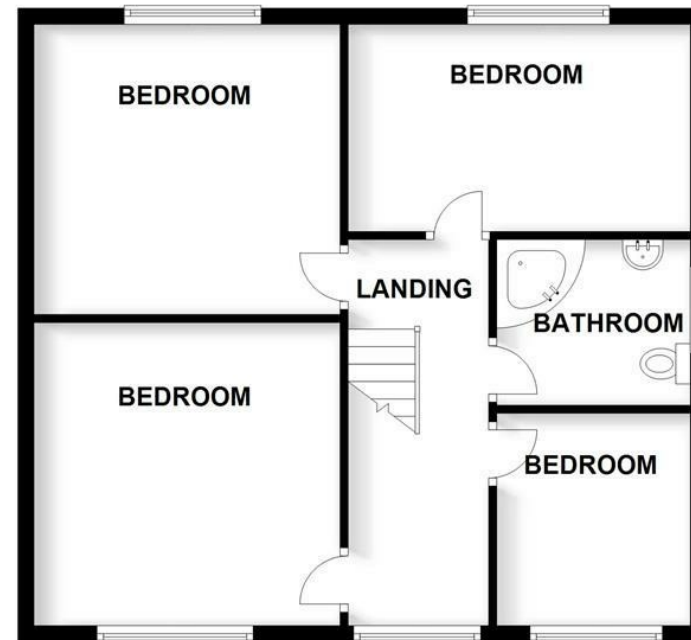
GROUND FLOOR

APPROX. 88.1 SQ. METRES (948.7 SQ. FEET)



FIRST FLOOR

APPROX. 61.1 SQ. METRES (658.1 SQ. FEET)



TOTAL AREA: APPROX. 149.3 SQ. METRES (1606.9 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

