



## Mayfield House, Breach Lane, Tean, Stoke-On-Trent, ST10 4JL



Offers Over £450,000

A rare Victorian home with standout potential, set in a generous plot at the edge of Totmonslow Village.

Full of character and ready for modernisation, this detached property offers an exciting chance to shape a spacious period home to your own taste. The layout includes a welcoming reception hall, living room, dining room, kitchen, breakfast and utility space, guest cloakroom, store room and a useful cellar and bar area.

Upstairs, the first floor provides three bedrooms and a family bathroom, offering a strong foundation for future updates or reconfiguration.

The house is reached via a private driveway with ample off road parking that leads to a detached garage. Mature gardens surround the property and there is additional storage available in the stable.

This is a great opportunity to secure a Victorian home in a sought after village location with no upward chain. Viewing is highly recommended.





#### Entrance Hall

A wooden panelled part obscure glazed front door, with matching window light above, opens to the reception hall. With ornate ceiling coving, carpet and doorways to the living room, dining room, kitchen, cellar/bar and access to the first floor stairs.

#### Living Room

Offering a uPVC double glazed bay window to the front elevation and second window to the rear aspect, period Adams style fireplace with tiled back, hearth and inset coal effect electric fire, ornate ceiling coving and rose, carpet and TV connection.

#### Dining Room

With uPVC double glazed bay window to the front of the property, internal window to the breakfast room, period Adams style fireplace with tiled back and hearth, carpet, ornate ceiling coving and rose.

#### Kitchen

The kitchen is fitted with a range of wall and floor units, work surfaces, stainless steel sink and double drainer and chrome taps, uPVC double glazed window to the side aspect, fully tiled walls, carpet and doorway to the breakfast room.

Space for a free standing cooker.

#### Breakfast Room / Utility

Offering two windows to the rear elevation, tiled floor, doorways to the guest cloakroom, store room and external door to the garden.

Plumbing for a washing machine and space for additional appliances.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and wall mounted wash hand basin with chrome taps. Fully tiled walls and floor, uPVC obscure double glazed window to the rear aspect.

#### Store Room

With internal window, shelving, lighting and door to the coal house.

#### Cellar / Bar

Brick steps lead down to the standing height cellar which has been used as a home bar for many years. With exposed ceiling beams, lighting and carpet.

#### First Floor

#### Stairs & Landing

A panelled stairwell with traditional spindle, newel post and banister stairs lead to the galleried split level landing. With carpet throughout and uPVC double glazed window to the front of the property.

#### Bedroom One

Offering two uPVC double glazed windows to the front and rear elevations, ceiling coving and carpet.

#### Bedroom Two

With built-in alcove wardrobes and storage, two uPVC double glazed windows to the front and rear aspects, ornate coving and carpet.

#### Bedroom Three

Presently used as a study, with period decorative cast iron fireplace, uPVC double glazed window to the side aspect and carpet.

#### Family Bathroom

Fitted with a white suite comprising; roll-top centre fill bath with chrome mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap, corner shower enclosure with Mira electric shower system. Fully tiled walls and floor, loft access, extractor fan and airing cupboard housing the hot water cylinder.

#### Outside

The property is approached via a private driveway providing generous off road parking before a detached garage. There is also road access to a former stable which provides useful additional storage.

#### Gardens

The enclosed gardens offer an array of mature trees, hedgerows, shrubs, flowerbeds and borders, a large lawn, pathways and patio areas.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No upward chain

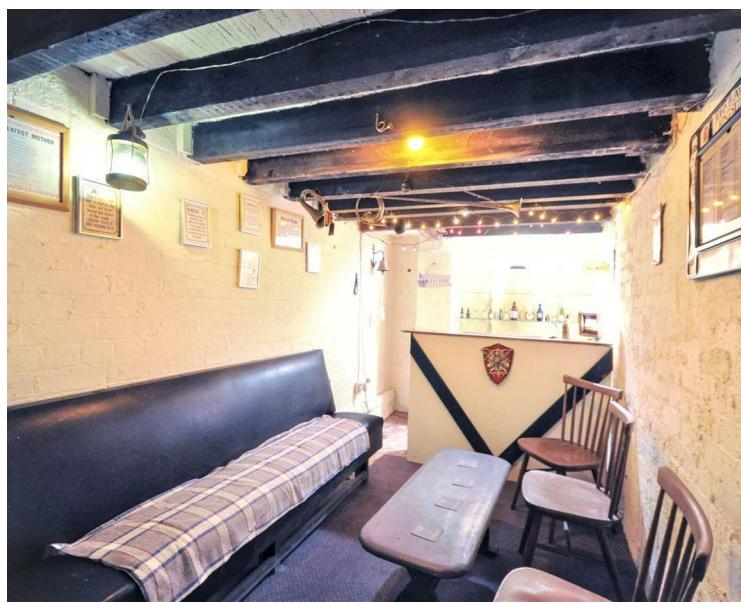
#### Services

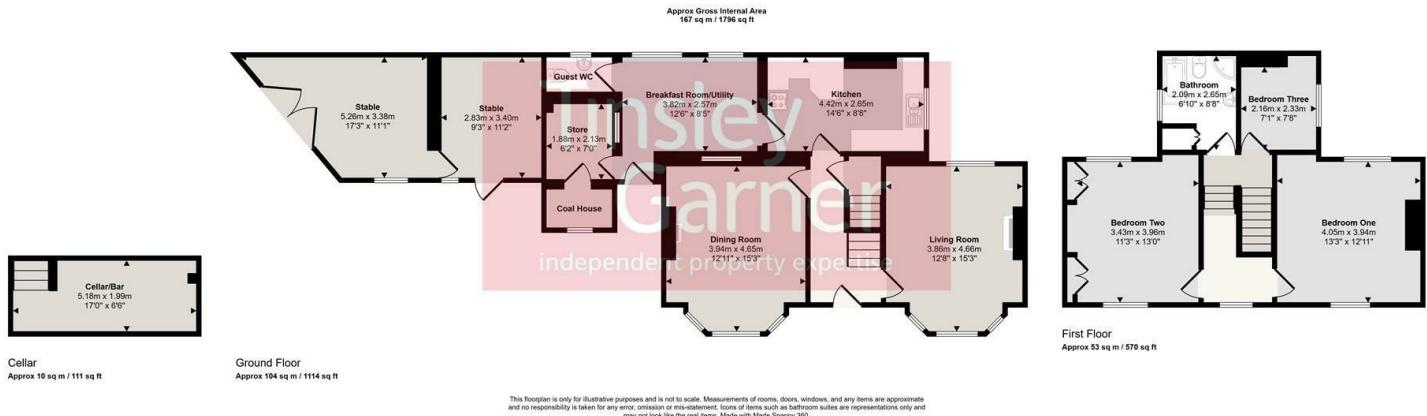
Mains water, electricity, and drainage.

Electric heating.

#### Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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