



## Hillside Breach Lane, Tean

£495,000 Freehold

Generous 0.25 acres plot located in a small village location with stunning views, allowing options for potential planning if desired • Great size ground floor with two reception rooms, stylish dining kitchen, utility and guest cloaks. • The first floor includes three double bedrooms, a dressing room or nursery, and a family bathroom. • Gorgeous Westerly facing rear garden with generous patio seating area and lovely lawns, with open aspect to the rear. • Whilst you don't need to lift a finger here, you equally have a fabulous opportunity to further improve.



I have heard that you are looking for a three bedroom property with added extras a sunny and generous garden which isn't overlooked, parking for multiple vehicles on a quiet track in a stunning village location. Well, here at JDP we aim to please, we have ticked all of those boxes! Drum roll please....Ladies and gentlemen boys and girls, James Du Pavey presents your perfect three bedroom detached property situated on a quiet track in the location of Tean. With stunning views and spacious reception rooms this property is not one to miss out on. As you enter through your new front door you are welcomed by an entrance hall, followed by a spacious living room with French doors to the patio seating area, a stunning modern kitchen with muted grey Shaker style units marble effect worktops, double doors to the patio and a breakfast bar. From the kitchen a modern utility awaits with matching cabinetry and marble effect counter, with door to the side of the property. Off the entrance hall is the useful guest cloakroom, storage cupboard and family snug which could be a fabulously formal dining room, playroom or home office. On the first floor you have potential to make your mark if you wish perfect for buyers looking to add their own stamp.. the master bedroom has fitted wardrobes and a vanity space, off this bedroom is a perfect nursery/dressing room, or potential to create a further bedrooms, another two double bedrooms are located on the first floor along with a modern family bathroom. If a show stopping garden is on the cards for your next home, we have you got you covered.. this garden is laid to lawn with a patio seating area, and having the Cheadle Branch Line Walk to the road you benefit from not being directly overlooked. This is a picturesque walk to Cheadle or Creswell and a perfect walk for your furry friends! Tean & Cheadle are located just a short drive away with a good selection of independent retailers, well regarded schooling. Excellent commuter links and access to the nearby Moorlands and Peak District. So having listened to your wishlist we have delivered, now don't hesitate to make it happen, call to book your viewing.



A three bedroom detached property in a village location, with a large garden and space for multiple vehicles. A short drive away from the A50 and ten minutes away from Cheadle Town Centre.

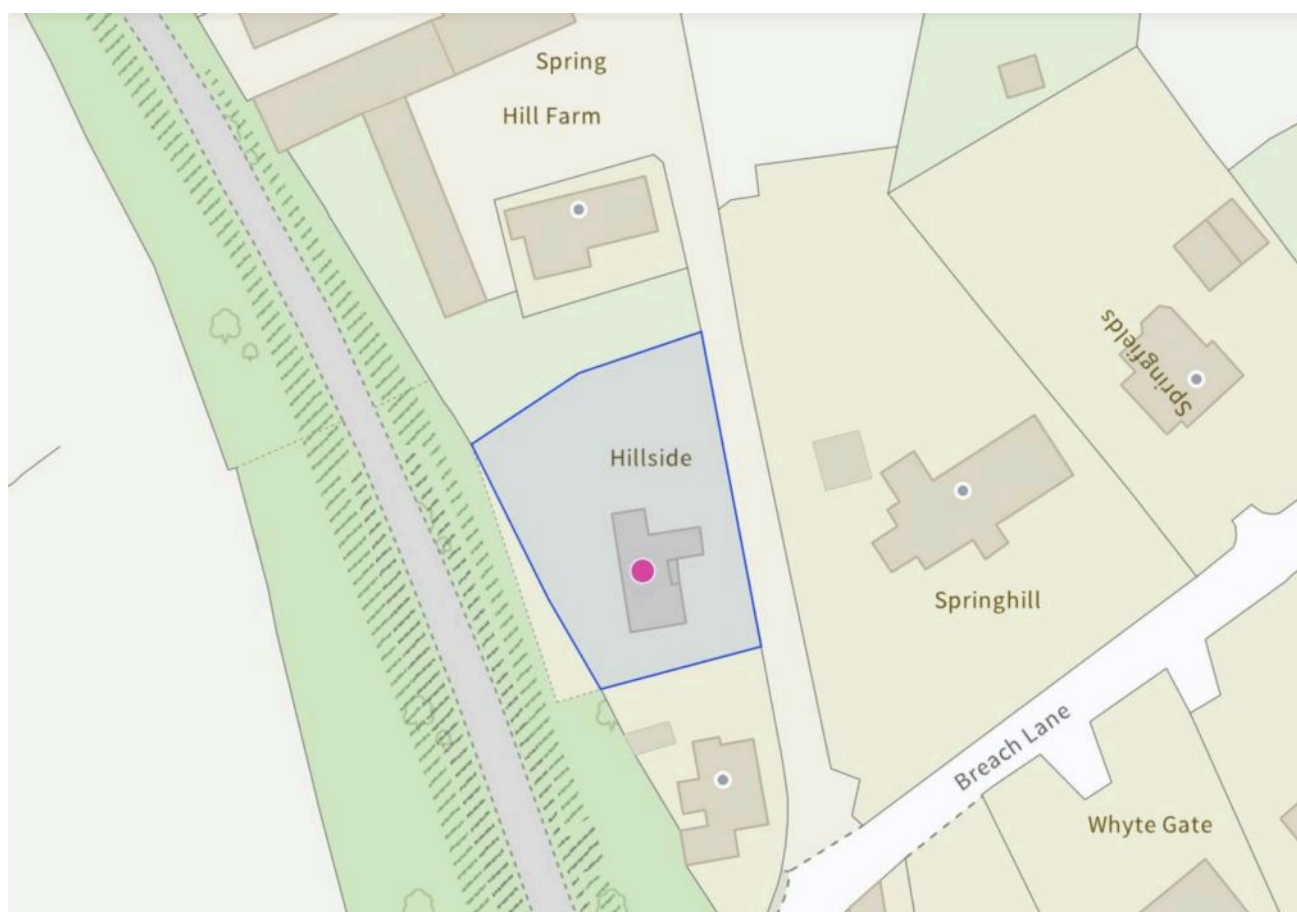
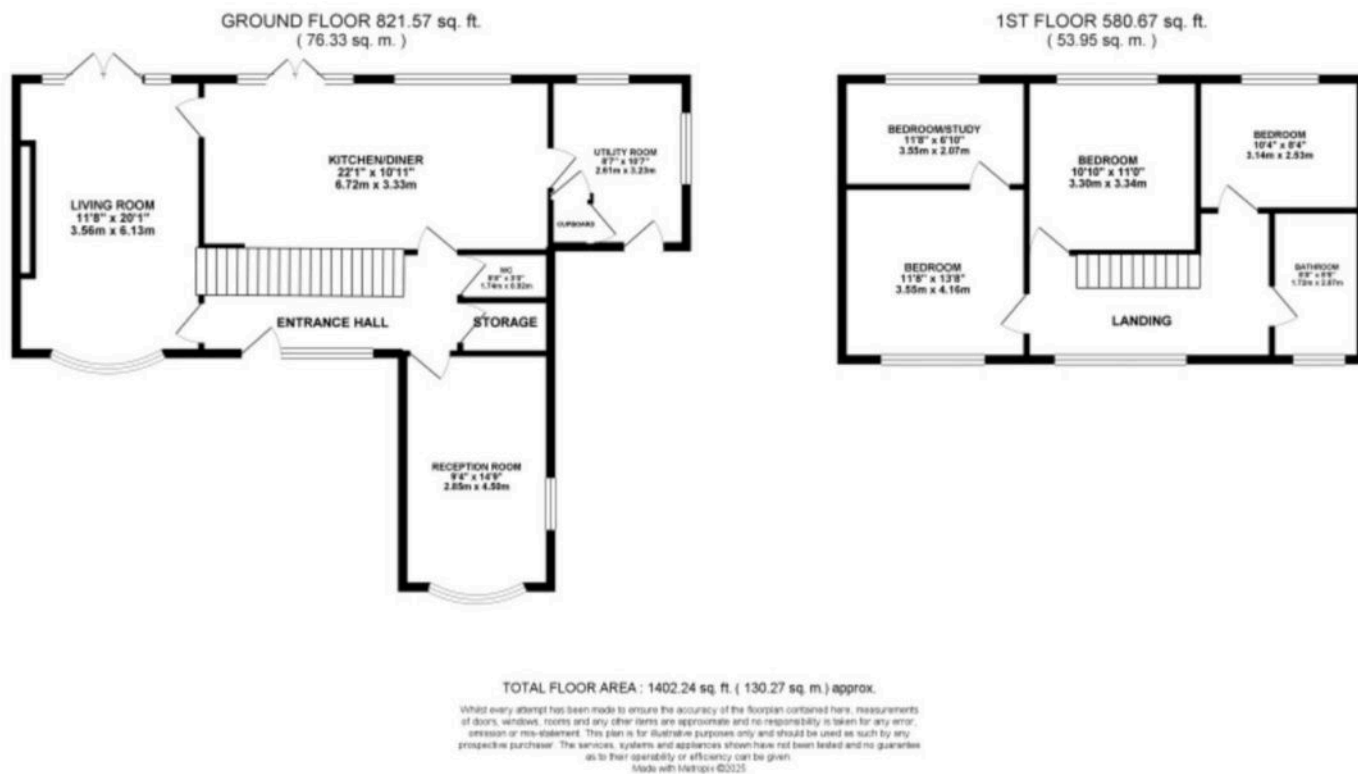
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





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