



Offers In Excess Of £160,000

3 Bedroom Semi-Detached House for sale
18 Wentlows Avenue, Tean, Stoke-on-Trent





Overview

A fantastic start-up opportunity for the first time buyer or investor looking to expand their portfolio.



Key Features

- NO ONWARD CHAIN
- Popular Village Location
- Spacious Garden
- Off-Road Parking for Two Cars
- Cul-de-Sac Location
- Excellent Local Amenities
- Boiler Only 2 Years Old and Under Warranty
- Outlook Over Green Space at the Rear





This three-bedroom home is located on this popular and established residential area and offers excellent, well-balanced accommodation.

Located on the fringes of the popular village of Tean, whilst cosmetically it would benefit with some improvement, do not underestimate what is on offer here.

The ground floor space is essentially split into two with a handsome sized lounge dominating the front aspect with a large window ensuring lots of natural light flood the space, and there's a feature multi-fuel burner at the heart of the room.

The kitchen diner is another family sized space with a good selection of both base and wall units, space and plumbing for a washing machine and dishwasher, and ample room for a dining table. Also, in here there is handy under stairs storage space and then ever convenient guest WC.

Up onto the first floor are the three bedrooms and family bathroom. Bedrooms one & Two are both double bedrooms with ample room for supplementary bedroom furniture. Bedroom 3 is a single bedroom. The bathroom is a three piece suite of electric shower over bath, wash basin and toilet. There is also a convenient storage solution in here, as well as the hot water tank.

Tean itself is a well-connected village offering a blend of rural charm and everyday convenience. Local shops, schools, and transport links are all within easy reach and nearby town such as Cheadle and Uttoxeter offer wider amenities.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional



Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D

Council Tax rating: B

necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £20 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Lounge

14' 7" x 12' 7" (4.45m x 3.85m)

Kitchen Diner

18' 0" x 10' 0" (5.50m x 3.05m)
(Max Dimensions)

Bedroom 1

12' 7" x 10' 4" (3.85m x 3.15m)

Bedroom 2

10' 0" x 9' 6" (3.05m x 2.90m)

Bedroom 3

9' 6" x 7' 4" (2.90m x 2.25m)
(Max Dimensions)

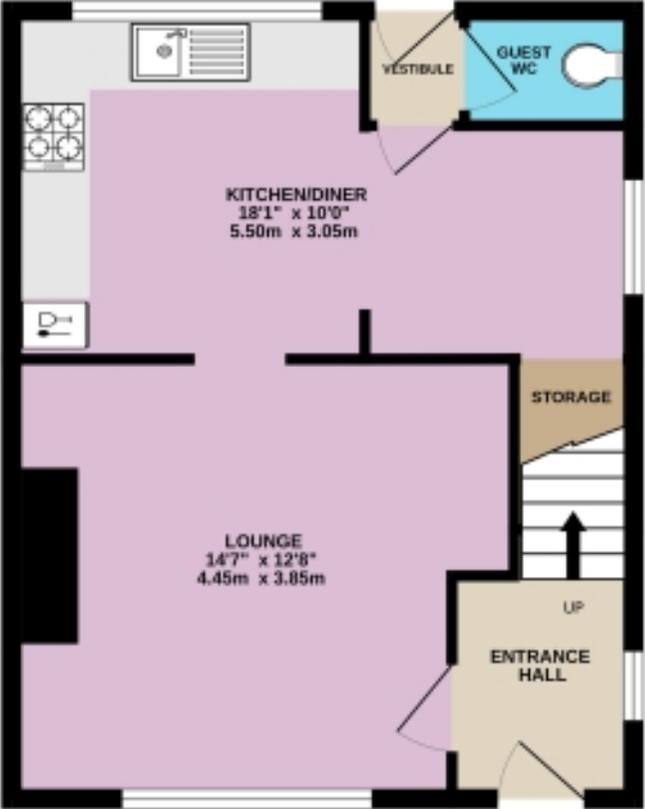
Bathroom

8' 0" x 5' 6" (2.45m x 1.70m)

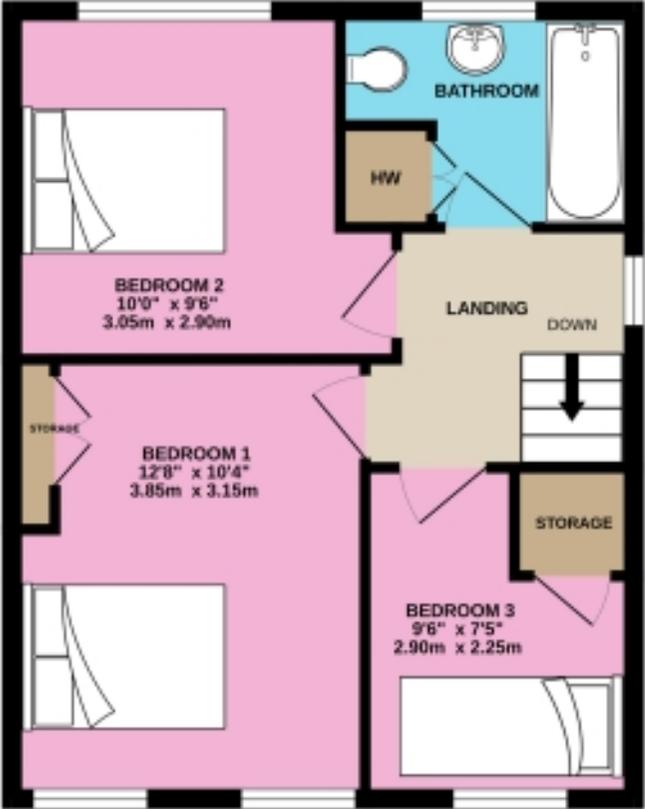
We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the

Floorplans

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

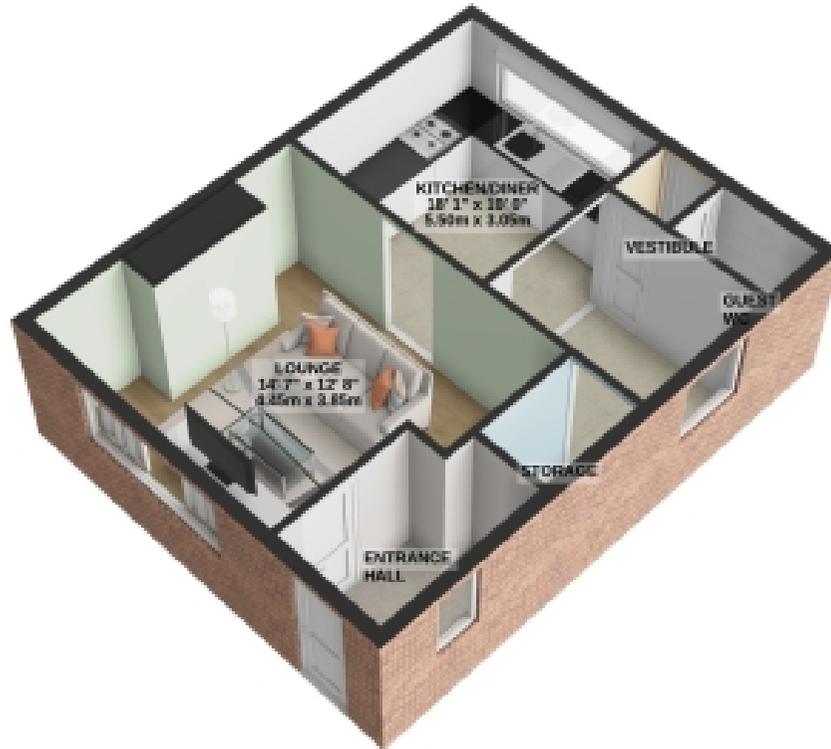


TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

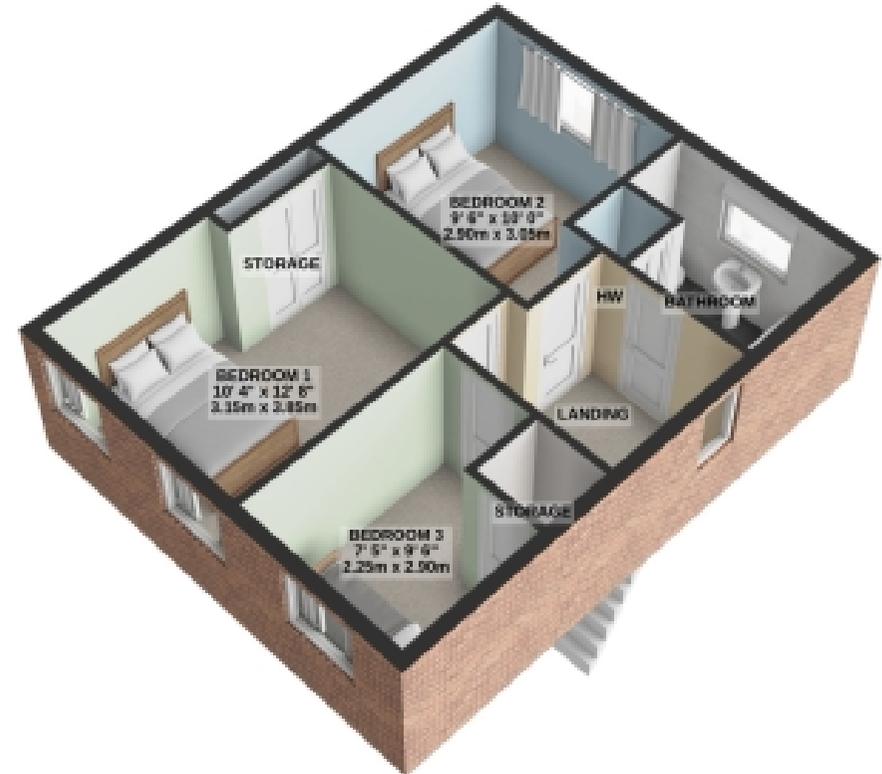
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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