

3 Teanhurst Road

Lower Tean, Stoke-on-Trent, ST10 4LR

John
German





John German ©

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Offers in Region of £335,000

This lovely home offers all the character and warmth of a traditional cottage, without any of the usual compromises. The rooms are well-proportioned with good height ceilings, while still maintaining that cosy cottage feel. And with breathtaking views over the fields, it's a place you're sure to fall in love with.



The property has been much improved over the years, with the addition of uPVC double glazed sash windows that eliminate the drafts whilst preserving the character of the house. The kitchen has also been refitted and an en-suite added on the first floor, whilst the main bathroom has been fitted with a modern but period style suite with a lovely slipper bath. The addition of the rear utility/porch has been a game changer and the covered walkway links this to one of three brick stores offering even more valuable storage.

To describe the accommodation in more detail starting at the front entrance door which is hardwood with a patterned glass panel and cast-iron hardware, over which is a decorative storm canopy surrounded by climbing plants, with a lantern exterior light beneath. The entrance door opens into the breakfast kitchen, which has been refitted with a range of shaker style base and eye level units incorporating glass fronted display cabinets with interior and under unit lighting, wood effect work surfaces with a ceramic sink unit and mixer tap, tiled splashbacks, built-in electric fan oven, four ring gas hob with extractor hood over, integrated dishwasher and fridge, plus concealed boiler. There is a tiled floor, vertical radiator, sash window overlooking the front garden, access to the stairwell and space for a breakfast table.

Moving through into the inner hallway, latch doors lead off to the remaining ground floor accommodation and to the under stairs pantry cupboard with fitted shelving. The main living room runs from the front to the rear of the house, with a sitting area to the front and a raised dining area to the rear. Both have sash windows overlooking the front and rear aspects respectively and radiators. The sitting area features a stunning stone fireplace with a modern glass fronted log burner, having been installed with a tiled hearth and arched recesses on either side.

The main bathroom sits off the inner hallway and is fitted with a pedestal wash basin, low flush WC and a slipper bath with hair shower attachment and claw feet, vertical radiator and sash window to the rear. The rear porch is part brick built with uPVC double glazed windows on three sides, a polycarbonate roof and uPVC double glazed doors on either side. It is fitted with a range of base units with roll edge work surfaces above and space and plumbing for a washing machine. A covered walkway to the left features a living brick and stone wall with windows to the rear and a corrugated clear plastic roof, leading to one of three brick outhouses - this one has power connected, space for a range of additional appliances and storage shelving.

On the first floor, stairs lead to three bedrooms. The master bedroom is a fabulous size with double aspect sash windows and stunning views. Bedroom two is a smaller double which features an ensuite shower room, fitted with a vanity wash basin, low flush WC and shower enclosure, tiled splashbacks, vertical radiator and ceiling skylight. Bedroom three is a charming single room, again with spectacular views from the rear facing sash window.

Outside, the property is set back from the road behind a low boundary wall with a small front garden. Gated access to the side of number one leads to a shared collection of outbuildings, two of which belong to the property. There is also a small timber garden shed located here that also belongs to number three. The shared pathway leads around the back of number 5; there is no shared access across the land belonging to number 3. The garden to the property is located up a set of steps and through a gated ivy-covered archway providing excellent privacy and it's called the secret garden for that reason. The current owners are particularly green fingered and have created a charming space to have a barbeque or to enjoy a good book and a glass of wine, with a paved patio surrounded by deep flower beds and a timber deck. Although not large, the garden also includes space for a small greenhouse. The garden backs directly onto fields to the rear, with a well-kept boundary hedge.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** On street.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency www.staffs Moorlands.gov.uk

Our Ref: JGA/29102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

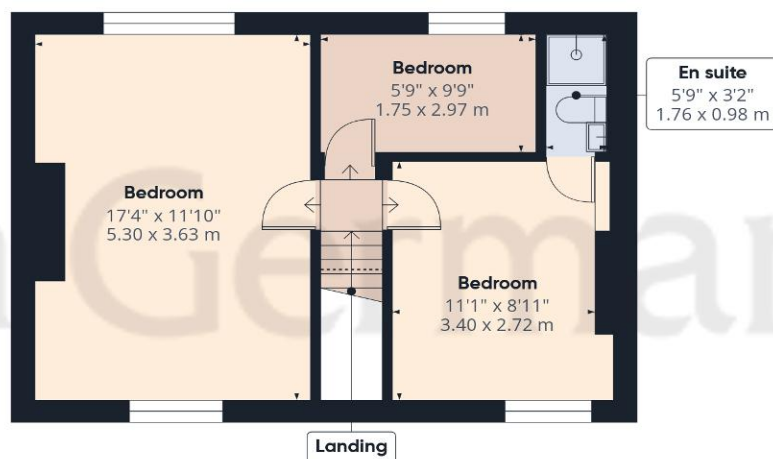
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

909 ft²

84.5 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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