





Stoney Gate, Tean, Stoke-On-Trent. ST10 4PS

bagshaws residential

welcome to

Stoney Gate, Tean, Stoke-On-Trent

A beautifully presented three-bedroom semi-detached home on Stoney Gate, offering stunning countryside views, stylish cottage-inspired accommodation, a modern fitted kitchen with butcher's block island, landscaped rear garden, and off-road parking. Finished to an immaculate standard throughout.













About The Area
Stoney Gate enjoys a convenient position on the outskirts of Stoke-on-Trent, offering a wonderful balance between town and country living. Residents benefit from easy access to local shops, schools, supermarkets and everyday amenities, whilst nearby road links provide excellent connections to Stoke-on-Trent city centre, Newcastle-under-Lyme and the wider motorway network. The area is also surrounded by attractive countryside walks and open green spaces, making it ideal for those seeking a peaceful setting without compromising on convenience.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
The sellers advise that they pay approximately £12 per month as a contribution towards upkeep of the waste water pumping station. Other upkeep costs are decided and maintained by the homeowners on the estate. Your conveyancer can advise and confirm.

welcome to

Stoney Gate, Tean Stoke-On-Trent

- Stunning three-bedroom semi-detached home
- Beautiful cottage-style modern build with countryside views
- Contemporary kitchen with integrated appliances and butcher's block island
- Immaculately presented throughout
- Landscaped rear garden with patio, raised sun terrace and rear parking

Tenure: Freehold EPC Rating: B
Council Tax Band: C









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
UTR110359 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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