



## The Holgate, Mill Place Breach Lane Upper Tean, Stoke-On-Trent, ST10 4EW

**\*\*SOLAR PANELS AND EV CHARGER INCLUDED\*\***

With clever design features throughout, the three-bedroom Holgate is a home for life in more ways than one.

Built to the latest space and design standards, this is no ordinary three-bedroom semi. And this is something you'll notice the second you step foot inside. The wide hallways, generous ceiling height and large rooms instantly give you a sense of space and light.

From the hallway, the modern kitchen/diner welcomes you into the home and it's the place your family and friends will love spending time in. At the rear of the home, past the WC and built-in storage is the stunning lounge with a glazed door to the garden. Upstairs are three bedrooms. The master bedroom has its own en suite, plus there's a modern family bathroom too.

£294,950

# The Holgate, Mill Place Breach Lane

## Upper Tean, Stoke-On-Trent, ST10 4EW



- Ideal for growing families
- Built-in storage on both floors
- 10-year structural warranty (first 2 years with Keepmoat, further 8 years with NHBC)
- 1018 sq. ft. of living space
- French doors to the lounge
- Make your home your own with Keepmoat Options
- Handy downstairs WC
- 2-year fixtures and fittings warranty with Keepmoat
- Images are for illustrative purposes only and may include upgrades and extras. Materials, landscaping and parking positions may vary, please call us for more information.

### Key Features



### Directions



Floor Plan

MILL PLACE

► **THE HOLGATE**  
3 bedroom home



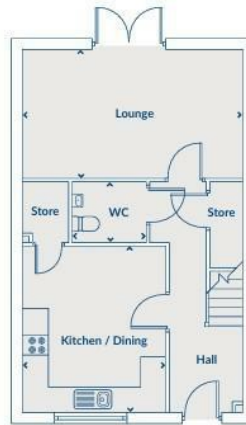
**GROUND FLOOR**

Kitchen / Dining	3465 x 4013	11'4" x 13'2"
Lounge	5380 x 3113	17'8" x 10'3"
WC	1800 x 1450	5'11" x 4'9"

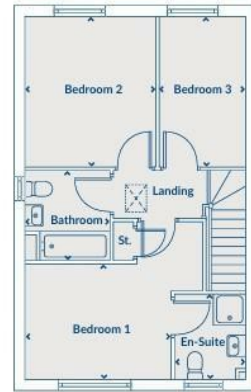
**FIRST FLOOR**

Bedroom 1	3537 x 3792	11'7" x 12'5"
En-suite	1750 x 2015	5'9" x 6'7"
Bedroom 2	3160 x 3633	10'4" x 11'11"
Bedroom 3	2127 x 3633	7'0" x 11'11"
Bathroom	1992 x 2178	6'6" x 7'2"

► Longest measurement taken



GROUND FLOOR



FIRST FLOOR

**PLEASE NOTE:**

For illustration purposes only. All dimensions are + or - 50mm and these measurements should not be used for the purchase of carpets or furniture. Solar panel locations are plot specific, please see our Sales Executive for full specification and plot details at this development.

Keepmoat is the trading name of Keepmoat Homes Limited



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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