



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

Situated in the heart of the Staffordshire Moorlands, Mill Place offers appealing urban living in a rural setting, all within easy reach of Stoke on Trent and the historic market towns of Stafford, Uttoxeter and Cheadle.

With a range of attractive, modern homes, this new community is an ideal choice for first time buyers, growing families and discerning downsizers. Choose from stylish two bedroom terraces, welcoming three bedroom semis or impressive four bedroom detached homes, all designed with distinctive features, spacious layouts, smart storage and moneysaving, energy efficient tech. All homes are fitted with the latest solar PV panels and EV chargers, meaning your home is not only good for the environment, but good for your pocket too.

Outside, you'll find the same attention to detail, with courtyards, hedgerows and treelined trails adding to the traditional 'village' feel.

There's also easy access to nearby Upper Tean and the bustling marketplace of Cheadle.

\*\* Images are for illustration purposes only.

£304,950

# The Farley, Mill Place Breach Lane

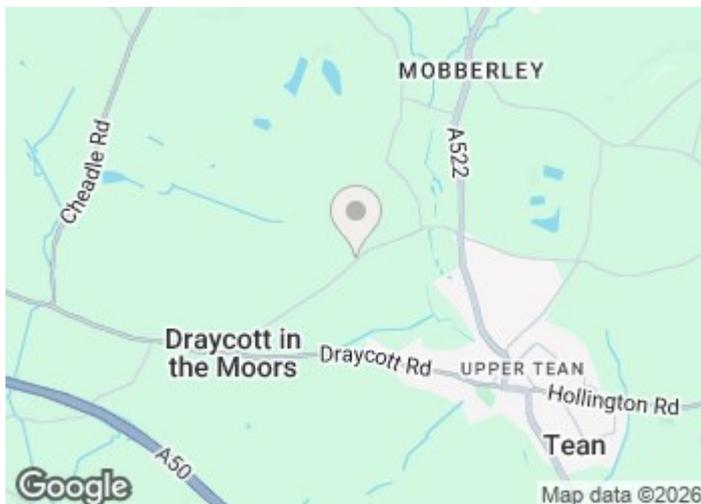
Upper Tean, Stoke-On-Trent, ST10 4EW



- Reserve in March to receive £10,000 Deposit Boost!
- Views of rolling countryside hills

The Farley

Key Features



Directions



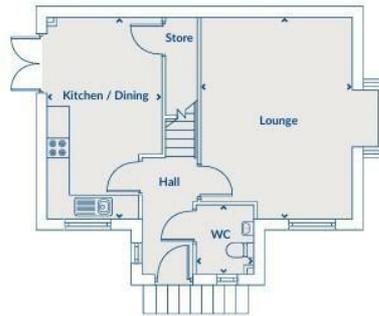
- The Lovemam  
2 bedroom home
  - The Darracott  
2 bedroom home
  - The Waldon  
3 bedroom home
  - The Selsel  
3 bedroom home
  - The Holgate  
3 bedroom home
  - The Eldwick  
3 bedroom home
  - The Farley  
3 bedroom home
  - The Walshaw  
4 bedroom home
  - The Oldbury  
4 bedroom home
- Ⓜ Vehicle Charging Point
  - ▶ Sales Centre  
Plot 39 & 40 garages
  - ▶ Showhomes  
Plots 39 & 40



# Floor Plan

MILL PLACE

▶ **THE FARLEY**  
3 bedroom home



GROUND FLOOR



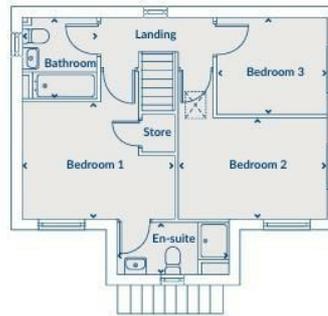
### GROUND FLOOR

Kitchen / Dining	3008 x 5310	9'10" x 17'5"
Lounge	3962 x 5310	13'0" x 17'5"
WC	1500 x 1800	4'11" x 5'11"

### FIRST FLOOR

Bedroom 1	3956 x 3049	13'0" x 10'0"
En-suite	2948 x 1370	9'8" x 4'6"
Bedroom 2	3962 x 2642	13'0" x 8'8"
Bedroom 3	2917 x 2575	9'7" x 8'5"
Bathroom	1945 x 2150	6'5" x 7'1"

▶ Longest measurement taken



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.

1 Cross Street, Cheadle, Cheadle, ST10 1NP

Tel: 01538 750081 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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	