



Avonford, Ball Haye Green

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Avonford, Ball Haye Green

Leek

Staffordshire, ST13 6AY

A three bedroom semi-detached located in a popular and very convenient residential area just on the outskirts of the town centre.

Requires some general updating and modernisation but offers a great opportunity for the purchaser to go in and put their own stamp on the property.

Ideal position for the local shops and schools and for the nearby Brough Park leisure centre.

The accommodation briefly comprises: Entrance Porch, Entrance Hall, Kitchen and Living Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.

Excellent sized rear garden area laid mainly to lawn with useful storage outbuilding.

Offered For Sale with No Upward Chain involved.

Offers in the region of: £180,000



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TBA



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1978





Accommodation

Entrance Porch

Tiled floor. Access to:

Entrance Hall

Feature tiled floor. Stairs off. Understairs storage.

Kitchen

 11'8 x 9'10 (3.56m x 3.00m)

Wall and base units. Stainless steel sink unit with drainer. Radiator. Side door. Plumbing point. Wall mounted central heating boiler.

Living Room

 17'8 x 13'6 (5.38m x 4.11m)

Radiator. Bay window. Gas fire.

Landing Area

Loft access.

Bedroom One

 11'5 x 13'11 (3.48m x 4.24m)

Bay window.

Bedroom Two

 9'11 x 10'1 (3.02m x 3.07m)

Radiator.

Bedroom Three

 7'3 x 6'11 (2.21m x 2.11m)

Radiator.

Bathroom

 5'10 x 7' (1.78m x 2.13m)

Bath with shower over. W.c. Wash basin. Radiator. Airing cupboard.

Outside

An excellent sized rear garden area laid mainly to lawn with useful storage outbuilding.





Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band B & tbc.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

AWAITING FLOOR PLAN AND EPC



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
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