



13 Ball Haye Street
Leek

BURY & HILTON
EST 1963
Part of Bagshaws LLP

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

13 Ball Haye Street
Leek
Staffordshire, ST13 6JN

- A sizeable three storey mid-terrace property currently comprising a ground floor commercial premises and a two storey, four bedroom flat on floors one and two.
- The property is situated in a prominent town centre position with good footfall and passing traffic.
- Accommodation briefly comprises: Shop front / Reception, Inner Hall, Treatment Room and W.c to the ground floor. Kitchen / Diner, Inner Hallway, Living Room and Bathroom to the first floor. Landing Area and Four Bedrooms to the second floor.
- Yard area to the rear which provides access to the top two floors.
- Please note the ground floor is currently occupied and the flat has only recently become vacant.
- An excellent investment opportunity.
- For further information please contact our Leek office.

Offers in the region of: £165,000



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TBC



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984





Accommodation

Shop Front / Reception

Inner Hall / Kitchen Area

Access to yard. Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cellar off.

WC

W.c. Wash basin.

Treatment Room

Electric heater. Wash basin.

FLAT

Kitchen/Diner

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas hob and electric oven. Plumbing point. Wall mounted boiler.

Inner Hallway

Radiator. Stairs off.

Living Room

Radiator. Fire place.

Landing Area

Storage cupboard. Access to:

Bathroom

With shower cubicle, wash basin and WC

Bedroom

Radiator.

Bedroom

Radiator.





Bedroom

Radiator

Bedroom

Radiator

Outside

Rear yard with access to flat and Ball Haye Street.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band 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.



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