



25 Ball Haye Street, Staffordshire, ST13 6JN

Offers in the region of £170,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

A Timeless Period Terraced House positioned a stones throw from Leek Town Centre. Deceptively spacious offering a Lounge, Breakfast Kitchen, Cellar Room suitable for a variety of uses, Two Good Sized Bedrooms alongside a small Office/Nursery and Family Bathroom. Beautifully presented throughout retaining much of its Original Character and Charm.

Denise White Estate Agents Comments

Positioned a stones throw from the centre of the Market Town of Leek, we are pleased to offer to the market this beautifully presented Traditional Terraced House which retains much of its timeless original character and charm including tall ceilings, uPVC Sash windows and Picture Rails.

Welcomed by an Entrance Hallway, from which stairs lead to the First Floor and doors provide access to the Lounge and Kitchen. The Lounge is positioned to the front aspect; a cosy room with a beautiful feature fireplace and uPVC Sash Window. To the rear of the ground floor you will find the Kitchen, which has been fitted with a range of painted wall and base units with wood block work surfaces and space for a range style cooker. A door leads from the Kitchen to the rear Courtyard Garden, and stairs lead down to the Cellar where you will find a useful Laundry area and a Cellar Room which has been fully tanked and dry lined, with a window to the front aspect and suitable for a variety of uses.

To the First Floor, the spacious landing provides access to Two Good Sized Bedrooms together with an Office/Nursery Room and a Fabulous Traditional Bathroom. The Main Bedroom sits to the front aspect; an Excellent sized Double Room with a uPVC Sash window. The Second Bedrooms sits adjacent to the front of the property and sits opposite the Office, which would also be suitable for use as a small Nursery. Across the landing, also positioned to the rear aspect you will find the Stunning Bathroom which boasts a free standing claw foot slipper bath together with a walk in shower with rain dance head and traditional style vanity unit.

To the rear of the property there is a good sized private and enclosed courtyard garden with access via the alleyway to the front of the property.

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

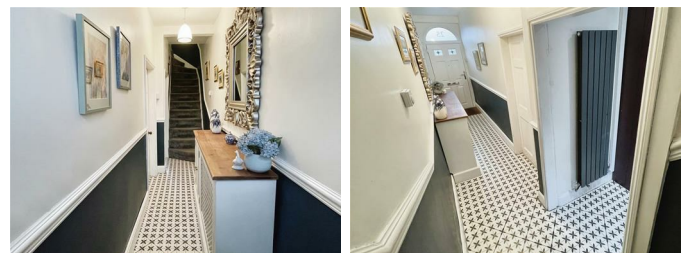
The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hall



Composite entrance door to the front aspect. Tiled flooring. Radiator. Ceiling light. Stairs off to the first floor. Doors leading into: –

Lounge

12'1" x 11'11" (3.70 x 3.65)



LVT parquet style flooring. Feature fireplace with ornate wooden surround. uPVC sash window to the front aspect. Picture rail. Ceiling light.

Kitchen

11'1" x 9'11" (3.39 x 3.04)



Fitted with a range of wall and base units with wood block work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Space for a range style cooker with extractor hood over. Tiled flooring. Part tiled walls. Wall mounted upright radiator. uPVC door and window to the rear aspect. Breakfast bar. Ceiling spotlights. Stairs leading to the cellar.

Cellar

Laundry area

Stone flagged flooring. Plumbing for automatic washing machine. Outlet for tumble dryer. Ceiling light.

Cellar Room

10'0" x 8'11" (3.05 x 2.72)



Fully tanked and dry lined. Lino flooring. Radiator. uPVC window to the front aspect. Ceiling spotlights.

First Floor Landing



Carpet. Dado rail. Feature arched uPVC window to the rear aspect. Ceiling light. Doors leading into: –

Bathroom

9'10" x 9'8" (3.02 x 2.95)



Fitted with a suite comprising of freestanding clawfoot slipper bath with shower mixer tap, vanity unit housing a wash hand basin and low-level WC. Fully tiled walk-in shower with rain dance showerhead. Tiled flooring. Part tiled walls. Traditional style heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

Bedroom One

12'3" x 12'0" (3.75 x 3.66)



Carpet. Radiator. Feature cast-iron fireplace. uPVC sash window to the front aspect. Picture rail. Ceiling light.

Bedroom Two

11'11" x 7'4" (3.65 x 2.24)



Carpet. Radiator. uPVC sash window to the front aspect. Picture rail. Ceiling light.

Office

6'7" x 3'9" (2.03 x 1.16)



Carpet. uPVC window to the rear aspect. Wall mounted "Worcester" combination boiler. Access to the loft which is part boarded with a pulldown ladder. Ceiling light.

Outside



To the rear of the property there is a private and enclosed courtyard garden which provides the perfect space for relaxing in the sunshine of the warmer months and for little ones to play. There is access to the front of the property through an alleyway to the side.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

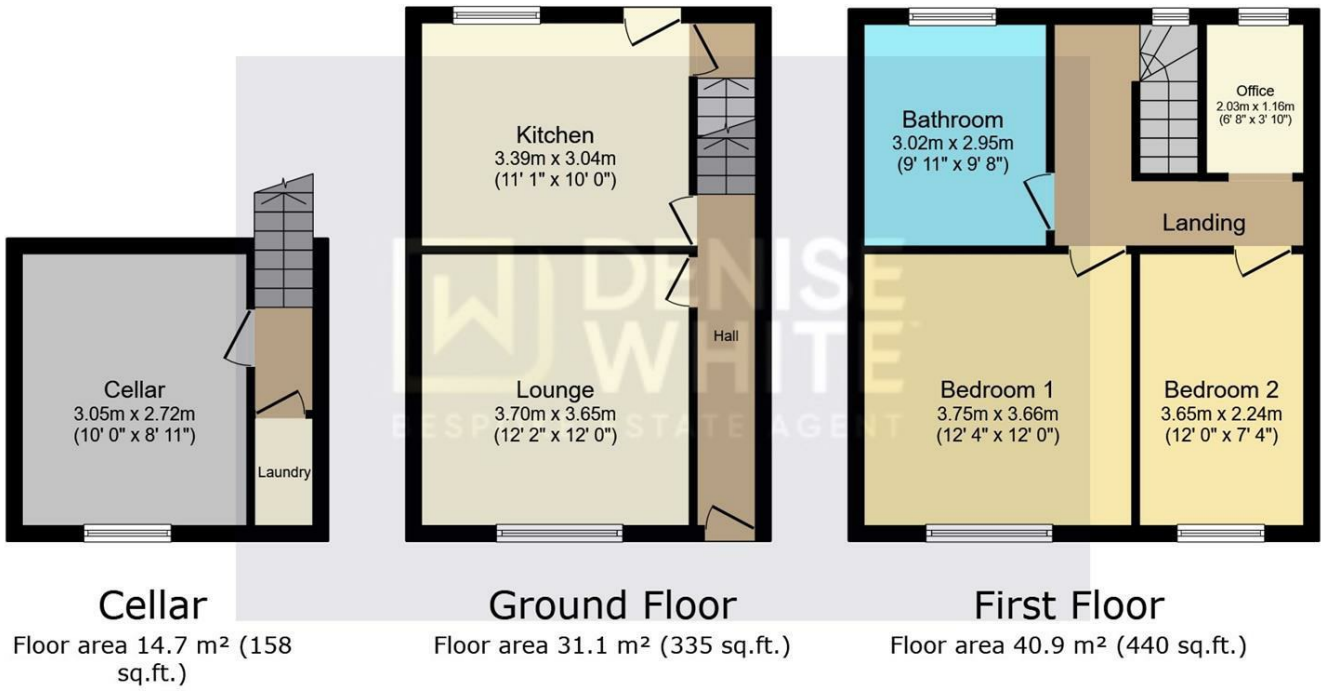
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do you Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

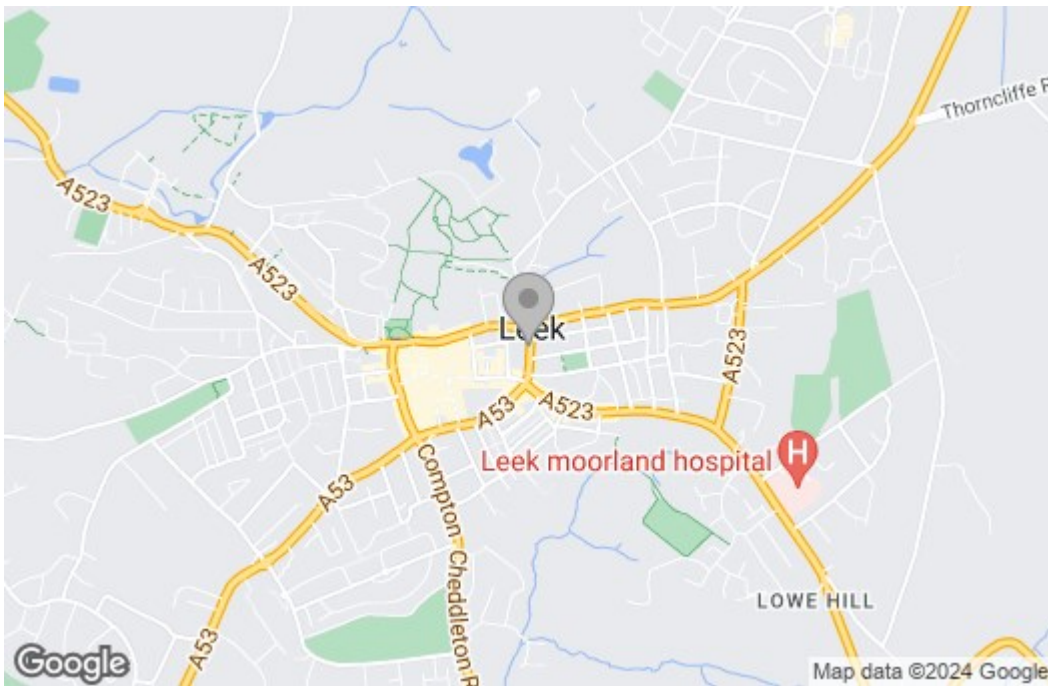
Floor Plan



TOTAL: 86.6 m² (933 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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