



## **70 Ball Haye Green, Leek, Staffordshire, ST13 6BQ**

**Offers in the region of £175,000**

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

*\* A good home must be made and not brought\**

"Transform this house into your dream home!" This three-bedroom semi-detached property offers an incredible opportunity for buyers seeking to create a living space tailored to their own style and design. With a spacious garden at the rear, it's ideal for families with children and pets to enjoy. Plus, there's no chain involved, allowing for a quicker purchase and a smoother transition to your new home. Don't miss your chance to make this blank canvas your own!

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

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### Denise White Agents Comments

This three-bedroom semi-detached home is located on the outskirts of the market town of Leek in Staffordshire. While the accommodation requires some modernisation, it presents significant potential for buyers to customise and extend the property to meet their personal tastes and accommodation needs. The generously sized garden at the rear offers an excellent space for family activities and pets, and it could also provide opportunities for extension, subject to obtaining the necessary planning consents.

The accommodation briefly comprises an entrance hall that provides access to the ground floor, along with stairs leading to the first floor. The ground floor features a kitchen and a spacious lounge with a dining area, and it is completed with a downstairs cloakroom. On the first floor, there are three bedrooms and a family bathroom.

### Location

Location – Located on a well established residential street, with some of the most beautiful Staffordshire Moorlands Countryside just around the corner!

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.

### Living Dining Area

12'1" x 19'0" (3.70 x 5.81)



Fitted carpet. Wall mounted radiator. Double glazed window to the front and side aspect. Gas fire with stone hearth and wooden surround. Ceiling light.

## Kitchen

12'5" x 10'4" (3.80 x 3.16)



Tiled flooring. Arrange of wall and base units. Stainless steel sink. Access to storage room. Ceiling light.

## First Floor Landing

Fitted carpet. Double glazed window to the rear aspect. Loft Access. Storage cupboard. Access to first floor accommodation.

## Bedroom One

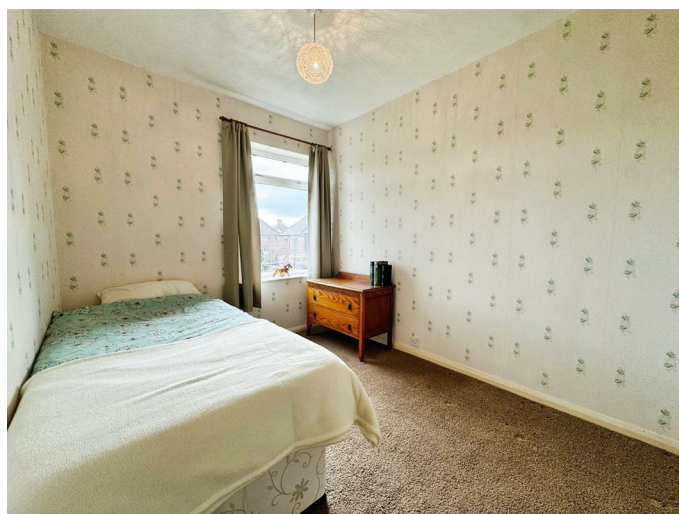
12'2" x 10'1" (3.71 x 3.08)



Fitted carpet. Wall mounted radiator. Double glazed window to the front aspect. Fitted wardrobe unit. Ceiling light.

## Bedroom Two

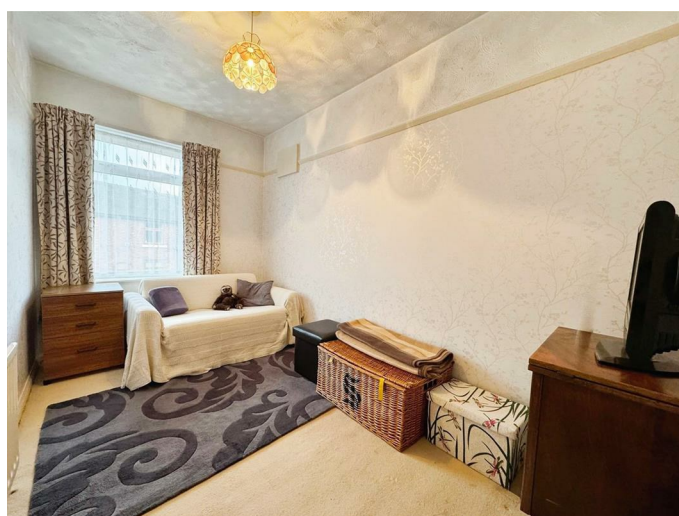
8'0" x 9'10" (2.46 x 3.01)



Fitted carpet. Wall mounted radiator. Double glazed window to the rear aspect. Ceiling light.

## Bedroom Three

12'2" x 6'8" (3.73 x 2.04)



Fitted carpet. Wall mounted radiator. Double glazed window to the front aspect. Ceiling light.



## Bathroom

4'5" x 6'8" (1.36 x 2.05 )



Tiled walls. Bathtub with shower attachment. WC. Wash hand basin with storage beneath. Obscured double glazed window. Ceiling light.

## Outside



The property has an excellent size garden to the rear which is laid mainly to lawn with a greenhouse and shed to the bottom of the garden.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band - B

No chain involved with the sale

## 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



"In a world where you can be anything, be kind"

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

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 advise.

### **Property To Sell or Rent?**

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.

### **WE WON!!!!**



### **Local Estate Agent Wins Prestigious British Gold Award for Customer Service**

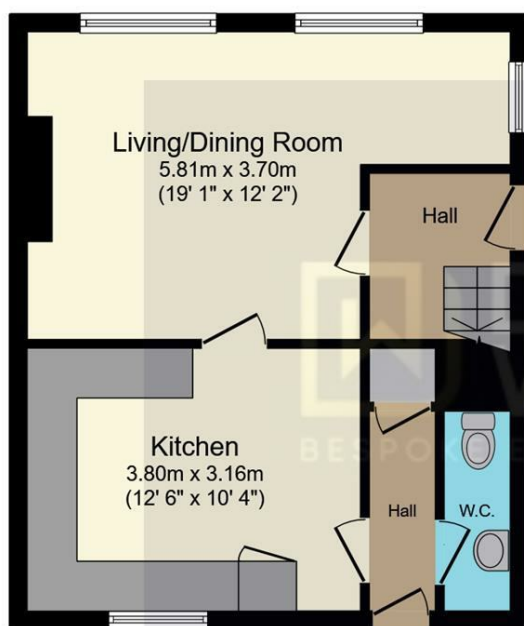
Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

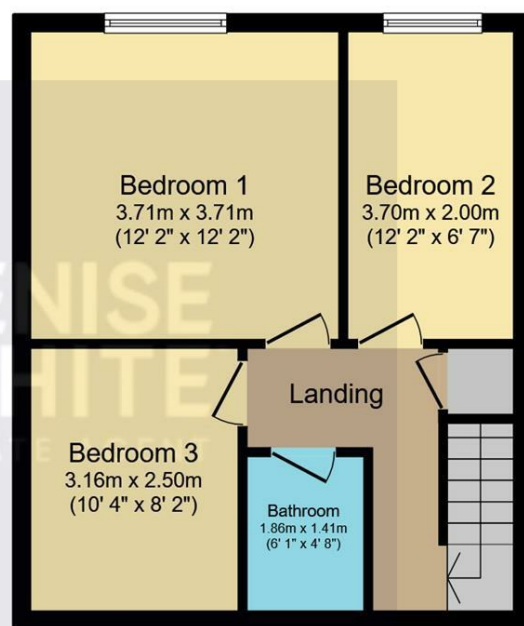
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

## Floor Plan



## Ground Floor

Floor area 40.4 m<sup>2</sup> (435 sq.ft.)



## First Floor

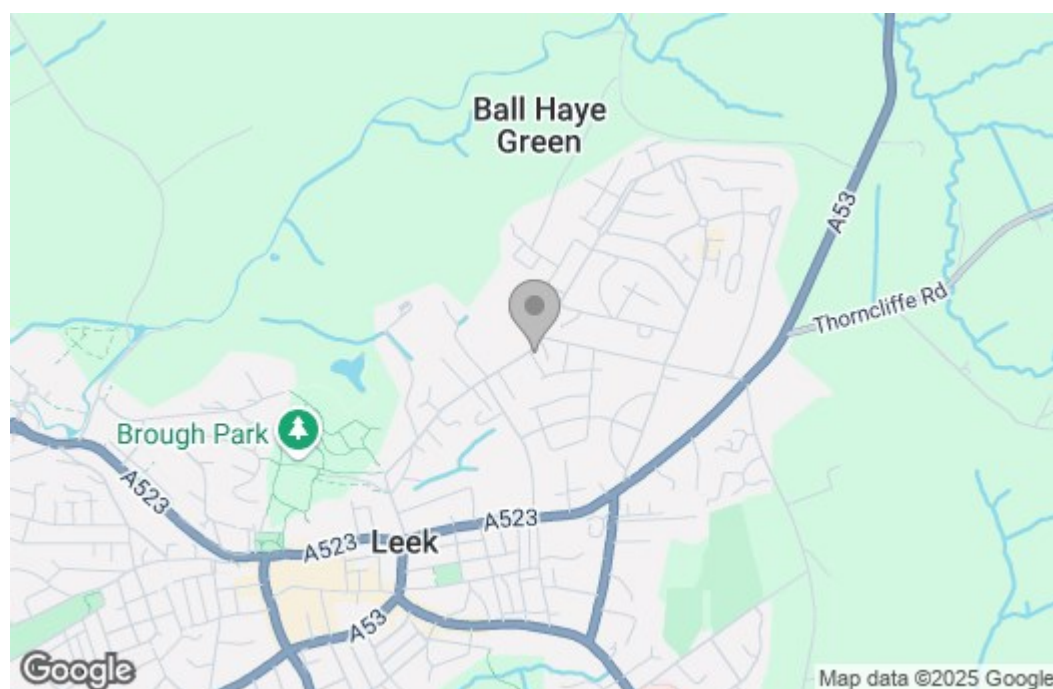
Floor area 40.4 m<sup>2</sup> (435 sq.ft.)

TOTAL: 80.9 m<sup>2</sup> (870 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](http://www.Propertybox.io)



## Area Map




### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		69	84
<p><i>Not energy efficient - higher running costs</i></p>			

**England & Wales**

EU Directive 2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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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