32 Ball Haye Road.

Leek

BURY & HILTON
EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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32 Ball Haye Road.

Leek
Staffordshire
ST13 6AF

* This very well presented semi-detached cottage is ideally situated for all town centre amenities as well as Brough Park and nearby schools.
* Offering two reception rooms and first floor bathroom, we think the property will be very appealing to first time buyers or those looking to downsize in accommodation.
* The property benefits from majority Upvc double glazing and gas fired central heating.
* The main internal accommodation briefly comprises: Living Room, Dining Room and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
* Forecourted garden area with paved rear yard area and steps leading to an elevated paved and gravelled garden with patio area.
* Viewing strongly recommended.

Offers In The Region Of £159,950

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Leek - 01538 383344

leek@buryandhilton.co.uk

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General Information

Living Room 13'11 x 9'11 (4.24m x 3.02m)
Radiator. Log burner. Stairs off. Laminate flooring. Exposed beams. Archway to:

Dining Room 9'6 x 8'8 (2.90m x 2.64m)
Radiator. Laminate flooring. Exposed beams. Storage cupboard.

Kitchen 8'3 x 8'7 (2.51m x 2.62m)
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Plumbing point. Rear door. Spotlights. Radiator.

First Floor

Landing Area
Built-in storage cupboard.

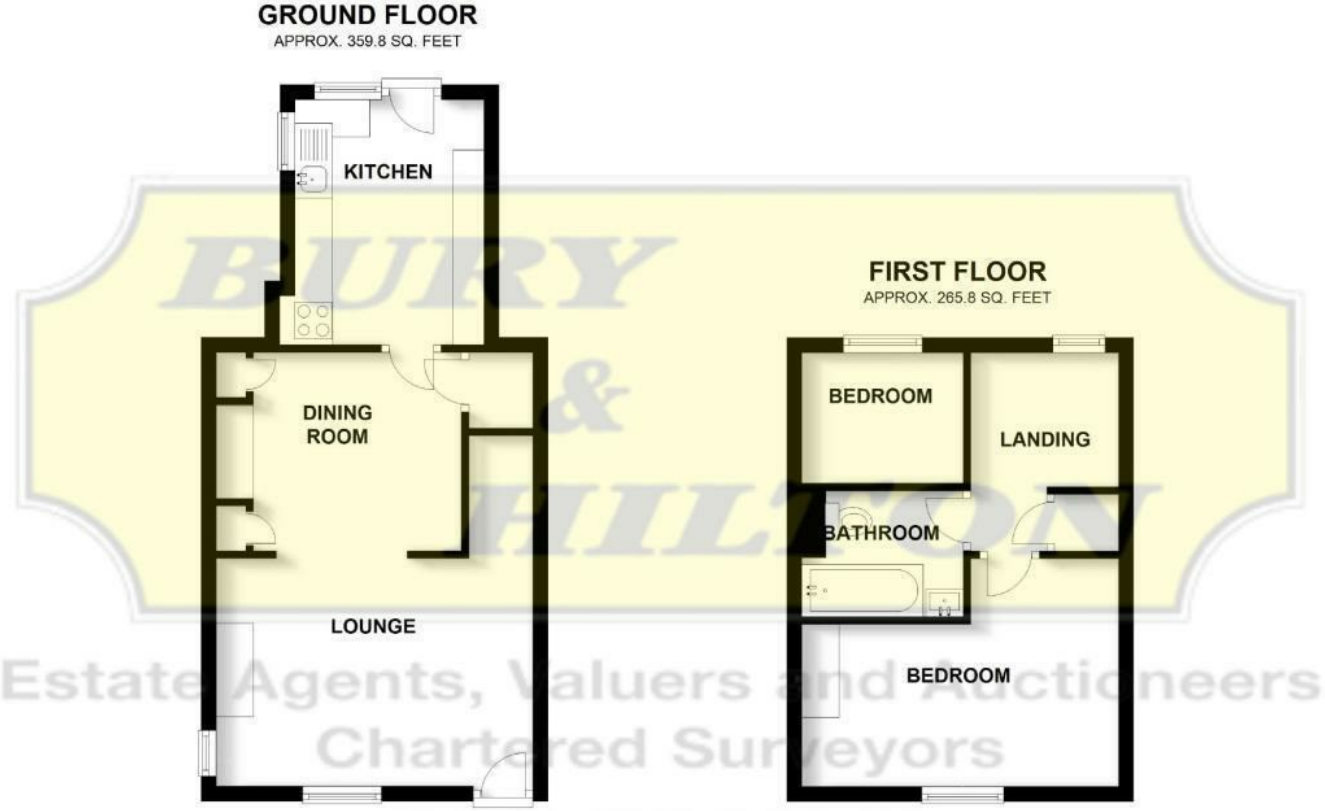
Bedroom 14' max x 10'2 (4.27m max x 3.10m)
Radiator.

Bedroom 7'3 x 5'11 (2.21m x 1.80m)
Radiator.

Bathroom 5'6 x 6' (1.68m x 1.83m)
Bath with shower over. W.c. Wash basin with storage unit below. Radiator. Spotlights.

Outside
Forecourted garden area with paved rear yard area and steps leading to an elevated paved and gravelled garden with patio area.

Fixtures and Fittings
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.



TOTAL AREA: APPROX. 625.6 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

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

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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Part of the Bagshaws Partnership
BAGSHAWS EST 1871
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6 Market Street, Leek, Staffordshire, ST13 6HZ
T: 01538 383344
E: leek@buryandhilton.co.uk
www.buryandhilton.co.uk
Part of the Bagshaws Partnership

Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
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