



45 Ball Haye Green
Leek



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

45 Ball Haye Green

Leek
Staffordshire
ST13 6BA

- * A very well presented and spacious three bedroom mid-terrace property situated in a convenient and well established residential area.
- * The property offers easy access to the town centre, shops and schools and for Brough Park.
- * The property briefly comprises: Living Room, Dining Room, Kitchen, Utility Area with plumbing point and Bathroom to the ground floor. Landing Area and Three Bedrooms to the first floor.
- * The property benefits from gas fired central heating and Upvc double glazing.
- * Good size rear yard area.
- * Internal inspection is highly recommended to fully appreciate all this property has to offer in terms of presentation and size of accommodation.
- * The property may be of interest to landlords or first time buyers.
- * Offered For Sale with No Upward Chain involved.

Offers In The Region Of £144,950



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Leek - 01538 383344



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General Information

Living Room 11'3" x 10'0" (3.44m x 3.07m)

Laminate flooring. Radiator.

Dining Room 11'2" x 11'6" (3.42m x 3.51m)

Radiator. Stairs off. Under stairs storage.

Kitchen 12'3" x 6'0" (3.75m x 1.84m)

Wall, base, and drawer units, stainless-steel sink with drainer, gas hob with extractor unit above, and integrated oven. Wall mounted boiler. Plumbing point. Laminate floor. External door to the rear.

Bathroom 5'6" x 7'8" (1.68m x 2.36m)

Bath with shower over. W.c. Wash basin with storage unit below. Tiled floor. Heated towel rail.

Landing Area

Radiator. Loft access.

Bedroom 10'1" x 11'2" (3.09m x 3.41m)

Radiator.

Bedroom 11'9" x 8'0" (3.60m x 2.44m)

Radiator. Storage alcove.

Bedroom 11'11" x 6'1" (3.65m x 1.87m)

Radiator.

Outside

Good sized paved rear yard area.

Viewing

By prior appointment through the Agents.

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.



GROUND FLOOR

APPROX. 39.1 SQ. METRES (420.9 SQ. FEET)



FIRST FLOOR

APPROX. 33.2 SQ. METRES (357.8 SQ. FEET)



TOTAL AREA: APPROX. 72.3 SQ. METRES (778.7 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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.

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.

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.

Tenure and Possession

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

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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