



103 Ball Haye Green
Leek



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

103 Ball Haye Green

Leek
ST13 6BH

- * An immaculate two bedroom mid-terrace property situated in a popular residential area convenient for the town centre and Brough Park.
- * The property has been renovated by the current vendors to an exceptionally high standard throughout and is sure to be of interest to first time buyers.
- * Benefitting from Upvc double glazing and gas fired central heating.
- * The accommodation briefly comprises: Living Room, Kitchen, rear Hall and Bathroom to the ground floor. Landing Area and Two double Bedrooms to the first floor.
- * A good sized rear garden area with paved areas, display borders and greenhouse.
- * An internal inspection of the property comes highly recommended.
- * Offered For Sale with No Upward Chain involved.



Offers In The Region Of £139,950



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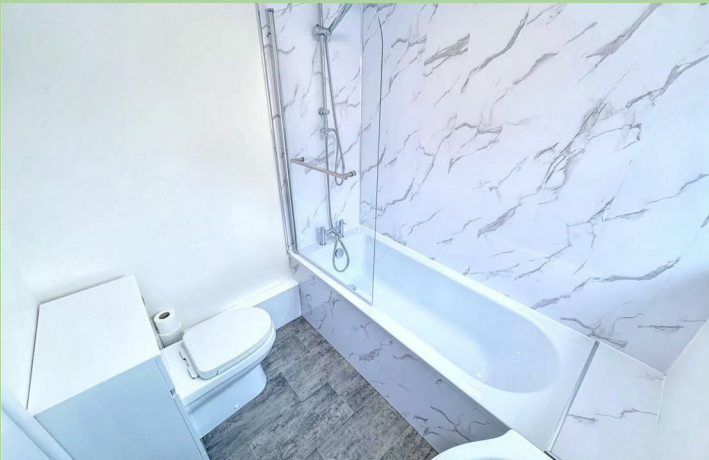


Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Living Room

Radiator. Electric fire.

Kitchen

Wall and base units. Sink unit with drainer and mixer tap. Electric induction hob, electric oven and extractor unit above. Plumbing point. Stairs off. Radiator.

Rear Hall

Rear door. Cupboard housing central heating boiler.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

First Floor

Landing Area

Loft access. Access to:

Bedroom

Radiator.

Bedroom

Radiator.

Outside

A good sized rear garden area with paved areas, display borders and greenhouse.

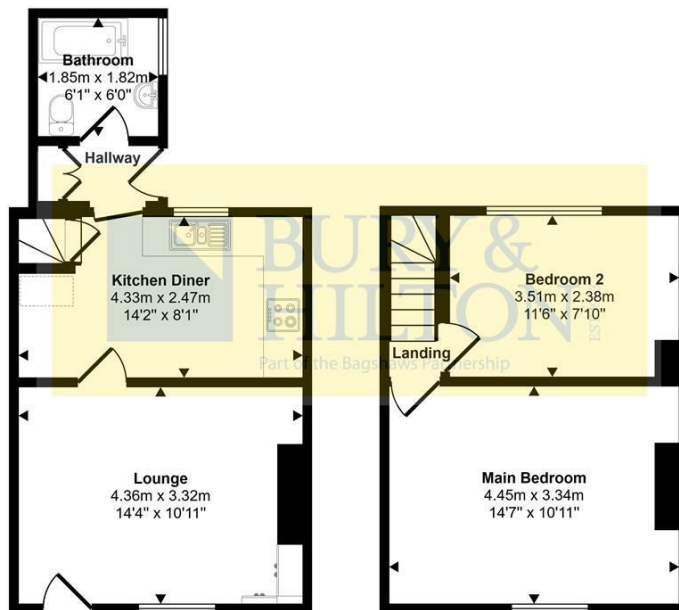
Fixtures and Fittings

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.

Approx Gross Internal Area
58 sq m / 622 sq ft



Ground Floor
Approx 31 sq m / 339 sq ft

First Floor
Approx 26 sq m / 283 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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