



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**109 Ball Haye Green, Leek, ST13 6BH**

**Offers In The Region Of £94,950**

This two bedroom mid terrace house presents a wonderful opportunity for both Investors and First Time Buyers and would benefit from some internal modernisation and updating.

The home features a front reception room, fitted kitchen and rear porch and bathroom with two good sized bedrooms to the first floor. The enclosed rear garden is a lovely addition, providing a private outdoor space.

Situated on the outskirts of the bustling market town of Leek, residents will benefit from a variety of local shops, cafes, and amenities, all within easy reach. This property is not only a blank canvas for those looking to make their mark but also a sound investment in a vibrant community.

With its potential for modernisation and prime location, this mid terrace house is an excellent choice for anyone looking to enter the property market or expand their investment portfolio. Don't miss the chance to explore the possibilities this home has to offer.



**Living Room 14'9" x 11'4" (4.50 x 3.46)**



Upvc double glazed door and window to front, brick fireplace, radiator, built in meter cupboard, laminate floor.

**Kitchen 14'9" x 8'2" (4.51 x 2.50)**



Matching range of wall and base cupboards, work surfaces over with inset one and a half bowl sink unit, wall mounted Alpha gas boiler, Upvc double glazed window to rear, staircase off, laminate floor.



**Rear Porch**

Upvc double glazed door to side, laminate floor.

**Bathroom 8'0" x 6'1" (2.46 x 1.86)**



White suite comprising panelled bath with Triton shower fitment, pedestal wash basin, low level wc, radiator, Upvc double glazed frosted window to side, laminate floor.

**First Floor Landing**

With loft access.

**Bedroom One 14'9" x 11'5" max (4.51 x 3.50 max)**



Upvc double glazed window to front, radiator, built in cupboard with glazed door.

### Bedroom Two 11'6" x 8'2" (3.53 x 2.49)



Upvc double glazed window to rear, radiator.

### Outside



Enclosed rear yard area with pedestrian gated access to rear aspect.



### Directions

From Graham Watkins & Co office on Derby st, turn

right onto Market St, right onto Stockwell St (A523), then left at the lights on to Ball Haye Rd, continue for 0.4 miles and the property will be on your left, identified by the agents for sale board.

### Situation

This property is located on the edge of the market town of Leek with many local amenities including Schools, Shops, Cafes, Pubs and a Leisure Center all within easy walking distance.

### Viewings

By prior arrangement through the Agent.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Wayleaves and Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

### Tenure & Possession

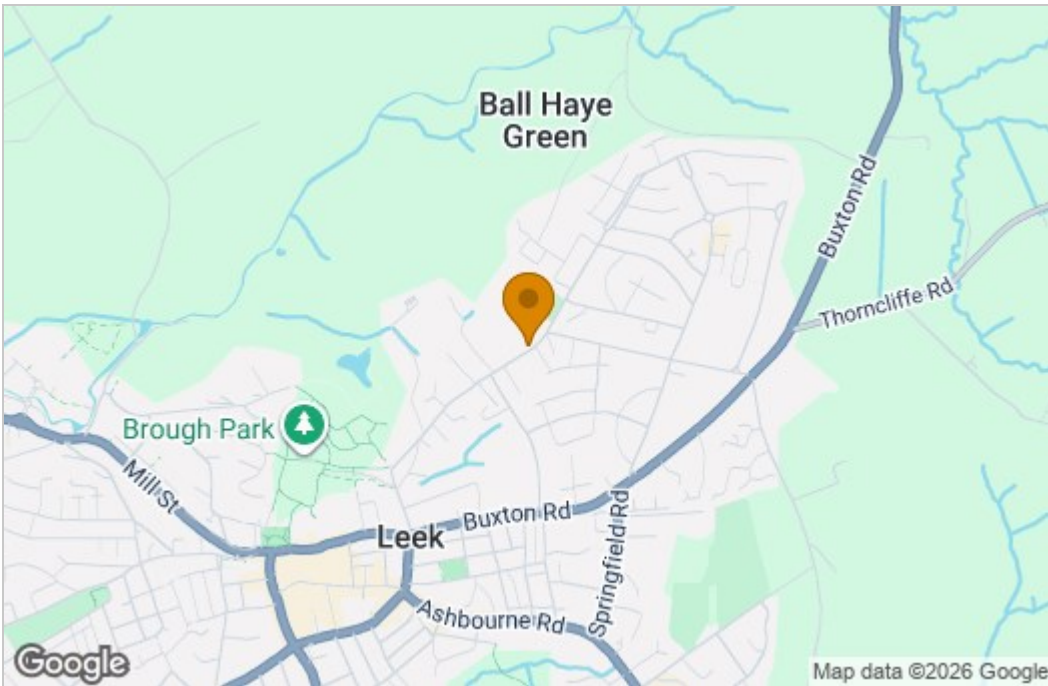
The property is held freehold and vacant possession will be given upon completion.

### Wesites

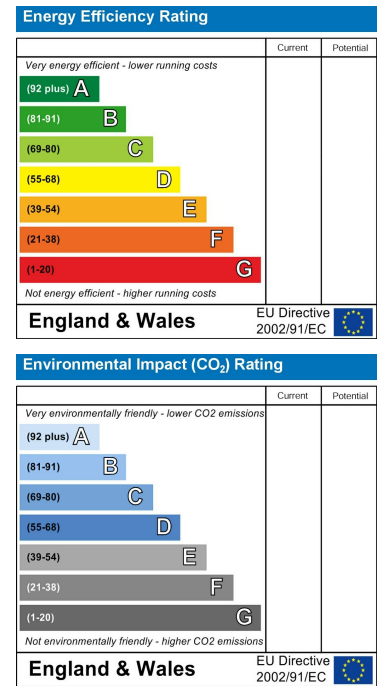
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk) [www.onthemarket.co.uk](http://www.onthemarket.co.uk)

## Floor Plan

## Area Map



## Energy Efficiency Graph



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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