



Ball Haye Green

Leek



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

85 Ball Haye Green

Leek
Staffordshire
ST13 6BH

- * This beautifully presented three bedroom mid-terrace property is situated on a popular street just on the outskirts of the town offering easy access to local schools, shops and amenities.
- * Over recent years the property has undergone a course of modernisation and improvement and now offers a move in straight away purchase.
- * Benefiting from gas fired central heating and Upvc double glazing.
- * The accommodation briefly comprises: Entrance Lobby, Living Room, large Kitchen / Dining area and excellent sized Bathroom to the ground floor. Landing Area and Three Bedrooms to the first floor.
- * Beautifully maintained rear garden area with paved patio area and elevated artificial grass garden area.
- * An internal inspection is an absolute must to appreciate this quality property.

Offers in the region of : £165,000



3



1



1



D

Council
Tax Band

A



Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance Lobby

Laminate flooring. Access to:

Living Room

Laminate flooring. Stairs off. Radiator.

Kitchen / Dining Room

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob with extractor unit above. Electric oven. Radiator. Rear door. Sky light. Plumbing point.

Bathroom

Bath with shower over. W.c. Wash basin. Heated towel rail. Spotlights.

First Floor

Landing

Loft access.

Bedroom

Radiator. Storage cupboard.

Bedroom

Radiator.

Bedroom

Radiator.

Outside

Beautifully maintained rear garden area with paved patio area and elevated artificial grass garden area.



Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

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

Services

Mains water, electricity, and drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

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

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

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.

AWAIT FLOORPLAN



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
Uttoxeter	01889 562811

arla | [propertymark](http://propertymark.co.uk)



RICS

OnTheMarket.com

[rightmove](http://rightmove.co.uk)