



105 Ball Haye Green
Staffordshire



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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105 Ball Haye Green

Staffordshire
ST13 6BH

- * Mid-terrace property located in a popular residential area just on the outskirts of the town.
- * The property requires some general updating and improvement but is ideal for someone to go in and put their stamp on the property.
- * The property benefits from Upvc double glazing and gas fired central heating.
- * Accommodation comprises: Lounge, Kitchen, Rear Hall and Bathroom to the ground floor. Landing Area and Two Bedrooms to the first floor.
- * Yard and rear garden area.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £110,000



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Leek - 01538 383344



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General Information

Living Room 11'6" x 10'7" (3.51 x 3.23)

Radiator. Stairs off. Laminate flooring. Understairs storage.

Kitchen 13'8" x 8'2" (4.19 x 2.49)

Wall and base units. Stainless steel sink unit with drainer. Electric cooker point. Radiator.

Bathroom 16'10" x 6'3" (5.178 x 1.91)

Bath with feeder shower. WC. Wash basin. Radiator.

Bedroom 14'2" x 11'6" (4.34 x 3.53)

Radiator.

Bedroom 8'0" x 7'10" (2.46 x 2.41)

Radiator.

Garden

Large rear garden with lawn and paved area. Rear gate.

Broadband Connectivity

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

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

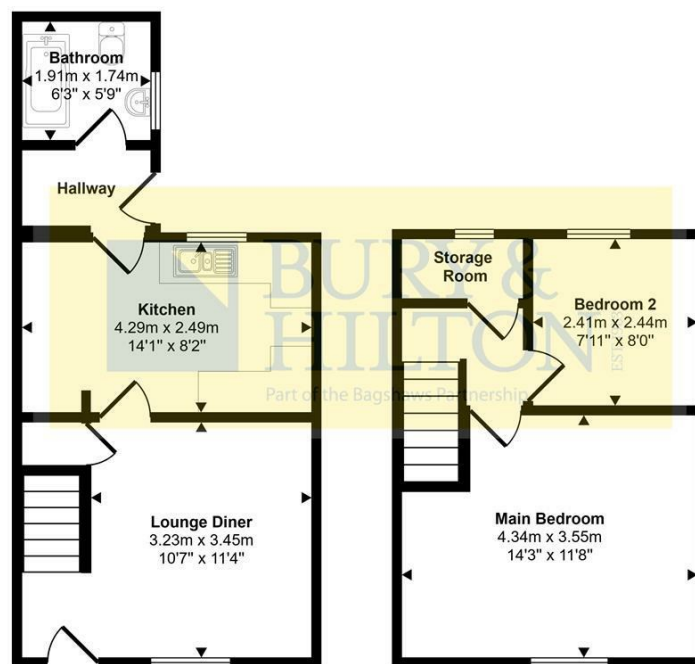
The property is sold freehold with vacant possession granted upon completion.

Viewing



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

Approx Gross Internal Area
59 sq m / 632 sq ft



Ground Floor
Approx 32 sq m / 346 sq ft

First Floor
Approx 27 sq m / 286 sq ft

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.

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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