



## 85. Ball Haye Green

Leek, Staffordshire, ST13 6BH

Offers in the region of £165,000



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"The light hits different when it's finally yours." - Unknown

This beautifully presented three-bedroom mid-terrace home offers stylish, ready-to-move-into accommodation, ideal for modern living. With a spacious layout, extended kitchen diner, and attractive rear garden, it's perfectly suited to first-time buyers, couples, young families, or those looking to downsize without compromising on space or finish.



### Denise White Estate Agents Comments

This beautifully presented three-bedroom mid-terrace home offers stylish and contemporary living throughout, making it an ideal choice for a wide range of buyers.

Upon entering, you are welcomed by a useful entrance hall, providing a sense of separation from the main living space. The well-proportioned living room is tastefully decorated and features stairs leading to the first-floor accommodation, creating a warm and inviting environment.

To the rear of the property, a spacious and extended kitchen diner provides ample room for both cooking and dining, making it perfect for everyday living and entertaining. There is also direct access to the rear garden from this space. Completing the ground floor is a stylish and well-appointed bathroom, featuring a freestanding bath for a touch of luxury.

To the first floor, the property offers three bedrooms. The largest bedroom is positioned to the rear and benefits from a useful storage cupboard. There is also a further compact double bedroom with a dressing area, alongside a single bedroom, making this home versatile for families, guests, or home working.

Externally, the property boasts a generous rear garden, beginning with a paved patio area, leading to a slightly raised section that is partially turfed and partially paved—ideal for outdoor seating, entertaining, or for children and pets to enjoy. There is also gated rear access and a practical storage shed.

Overall, this well-presented home is perfectly suited to first-time buyers, couples, young families, or downsizers, and is conveniently located within walking distance of a range of local amenities.

### Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wine and dining, you can choose from a tempting selection of cafes, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

### Entrance Porch

#### Lounge 14'3" x 11'6" (4.35 x 3.52)

Laminate flooring. Radiator. UPVC window to the front aspect. Stairs leading to first floor accommodation. Ceiling light. Door leading into: -

#### Kitchen 16'10" x 13'8" max (5.15 x 4.17 max)

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit with mixer tap above. Integrated oven, gas hob with extractor fan over. Space for fridge freezer, space for dishwasher, plumbing for washing machine. uPVC skylight window. Laminate flooring. Radiator. Composite door to the rear aspect. Inset spotlights. Ceiling lights. Door leading into: -

#### Bathroom 10'1" x 5'8" (3.09 x 1.75)

Fitted suite comprising of, low level WC, pedestal wash hand basin, freestanding bath with shower attachment. Tiled flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Inset Spotlight.

### First Floors Landing

Carpet. Loft access. Doors leading into: -

#### Bedroom One 11'7" x 11'0" (3.54 x 3.36)

Carpet. Radiator. uPVC window to the front aspect. Storage cupboard. Ceiling light.

#### Bedroom Two 15'11" x 6'8" (4.86 x 2.05)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling lights.

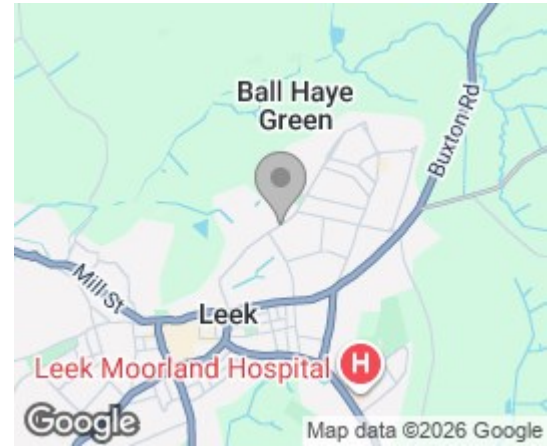
#### Bedroom Three 7'10" x 7'4" (2.40 x 2.24)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

### Outside

To the rear of the property is a paved patio with a slightly raised garden beyond mainly turfed with a second patio area as well as a useful storage shed and gated access to the rear.

## Area Map

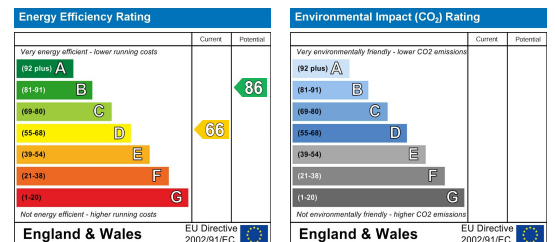


## Floor Plans



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 Inside Energy 300.

## Energy Efficiency Graph



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