



35 Ball Haye Green, Leek, Staffordshire, ST13 6BA

**Price: £124,950**

- A wonderful investment property
- Close to local amenities & walking distance to Brough Park
- uPVC double glazing and Gas Central Heating
- Modern fitted kitchen
- Two bedrooms sharing a "Jack 'n' Jill" bathroom
- Ideal for First Time Buyers
- No Upward Chain

An excellent opportunity for First Time Buyers or Landlords looking for an investment property. A delightfully presented home conveniently located for all local amenities and within walking distance to both Brough Park and the town centre. The property has UPVC double glazing and gas central heating throughout. and the accommodation is well proportioned with a lounge with feature fireplace, and a modern fitted kitchen on the ground floor. On the upper level are the two bedrooms and the modern fitted bathroom. A low maintenance enclosed rear yard offers the potential for BBQ's and outside dining. The property is offered to the market with no upward chain.

**Description**

**Lounge:** 11' 3" x 11' 10" (3.43m x 3.60m) max

A feature Inglenook fireplace. Coved ceiling. Wood effect flooring. Built-in pine cupboard housing the consumer units. Window to the front elevation. uPVC door to the front aspect.

**Kitchen:** 10' 10" x 7' 3" (3.29m x 2.20m)

A modern range of wall and base units with granite work surfaces incorporating, a stainless steel sink unit with mixer taps. Plumbing for automatic washing machine. Gas point for cooker. Stainless steel chimney style hood. Tiled splashbacks, Useful understairs store. Radiator. Door out to the rear yard.

**First Floor Landing:**

**Bedroom One:** 11' 3" x 11' 10" (3.44m x 3.61m)

A spacious bedroom with the window to the front elevation. Radiator, Door to the "Jack 'n' Jill" bathroom.

**Bedroom Two:** 7' 4" x 7' 2" (2.23m x 2.18m)

Window to the rear elevation. Radiator. Door into the "Jack 'n' Jill" bathroom.

**Bathroom:**

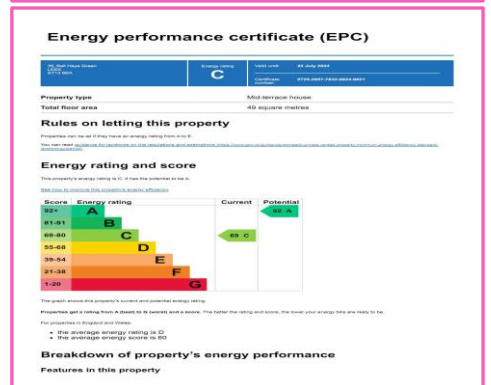
A spacious modern fitted bathroom having a white suite comprising of a panelled bath with electric shower over. Low level W.C. and pedestal wash hand basin. Tiled walls with inset mirrors. Recessed ceiling spotlights. Chrome towel radiator. Obscure glazed window to the rear elevation. The bathroom is accessed from both bedrooms.

**Outside:**

An enclosed yard of a good size, with gated access to the walkway off Nelson Street.

**Property Information:**

The property is : Freehold Council Tax Band : A EPC Rating : C



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents