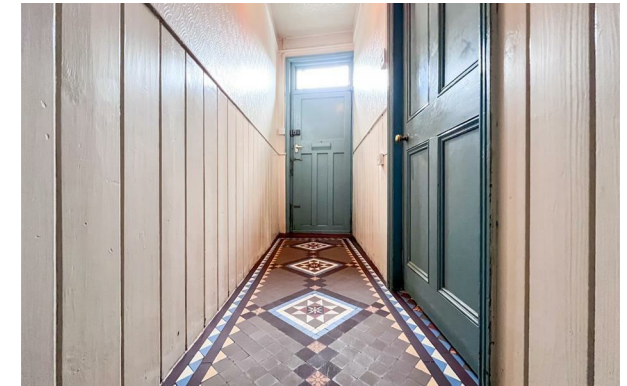




1 Ball Haye Green, Leek, ST13 6BA

Offers In The Region Of £99,950

- NO CHAIN – Ideal for buyers looking for a straightforward purchase
- Mid-terraced property within easy walking distance of Leek town centre
- Excellent opportunity to add value through modernisation and improvement
- Two-bedroom accommodation offering a practical layout for couples, first-time buyers or investors
- Rear lawned garden providing an attractive outdoor space
- Original Minton tiled hallway retaining a charming period feature
- Excellent potential for a stylish refurbishment to suit individual tastes and requirements
- Ideal project for buyers looking to put their own stamp on a property
- Council tax band A

I Ball Haye Green, Leek ST13 6BA

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this mid-terraced house, presenting an excellent opportunity for those seeking a project to truly make their own. With no chain involved, this property is conveniently located within easy walking distance of Leek town centre, offering accessibility and community living.

The house boasts two reception rooms, providing space for relaxation and entertaining. There are also two bedrooms, perfect for a small family or as a guest room. The bathroom is functional and ready for your personal touch.

One of the standout features of this property is the original Minton tiled hallway, which adds a delightful period charm that many modern homes lack. The rear lawned garden offers a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings.



Council Tax Band: A



Ground Floor

Hall

9'10" x 3'4"

Wood door with glazed transom window to the frontage, Minton tiled floor.

Reception One

9'11" x 8'5"

Wood glazed window to the frontage, gas fire, tiled hearth and surround, meter cupboard, tiled floor.

Reception Two

11'9" x 11'5"

Wood glazed sash window to the rear, gas fire, tiled hearth and surround, stairs to the first floor, understairs storage cupboard.

Kitchen

11'11" x 9'6"

Wood glazed door to the rear, two UPVC double glazed windows to the rear, wood door to the side aspect, polycarbonate roof, stainless steel sink unit, chrome taps, storage cupboard, fully tiled.

First Floor

Bathroom

8'4" x 4'3"

UPVC double glazed window to the rear, enamel bath, brass taps, pedestal wash hand basin, chrome taps, high level WC.

Bedroom One

11'10" x 9'11"

Wood glazed window to the frontage, over stairs storage cupboard.

Bedroom Two

11'6" x 7'2"

UPVC double glazed window to the rear, fitted wardrobe.

Externally

To the frontage, walled forecourt.

To the rear, dry stone wall and fence boundary, area laid to lawn, mature shrubs, outbuilding, barrow access via neighbouring property accessed from the street.

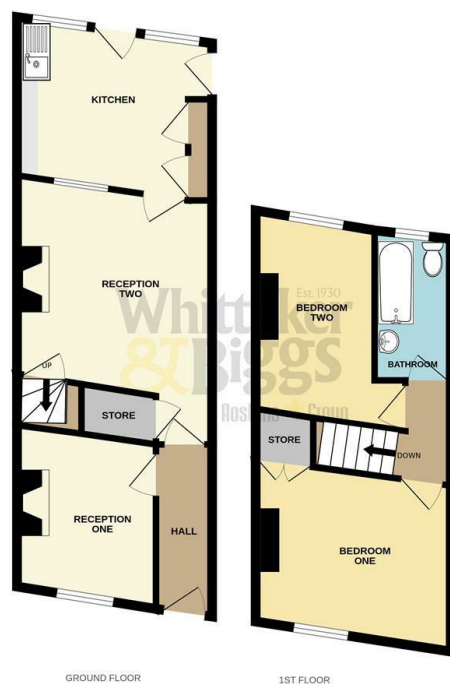
AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





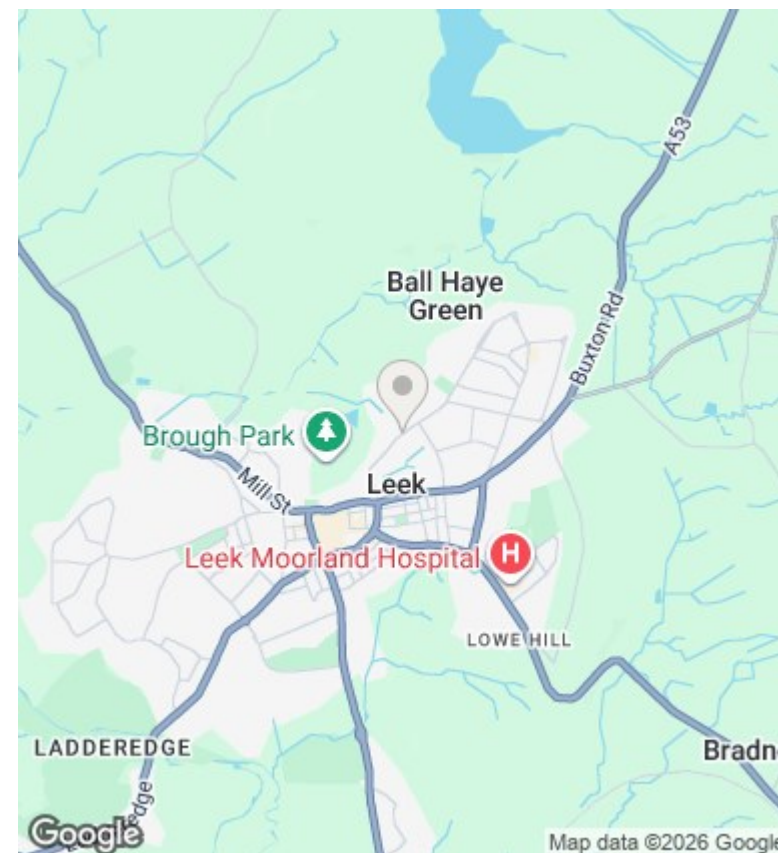


Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC