



## 13 Ball Haye Green, Leek, ST13 6BA

Offers In The Region Of £129,950

- Mid terraced property
- Low maintenance rear garden
- Walking distance to Leek Market Town
- Two double bedrooms
- Double glazed throughout
- Recently fitted ground floor bathroom
- Boarded loft with pull-down-ladder and light

# 13 Ball Haye Green, Leek ST13 6BA

Whittaker & Biggs are delighted to bring to the market this delightful house, offering a perfect blend of comfort and convenience. With two double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The layout of the property is thoughtfully designed, making the most of the available space while providing a homely atmosphere.

Ball Haye Green is known for its friendly community and picturesque surroundings, making it an excellent choice for those who appreciate a tranquil lifestyle. Local amenities, including shops, schools, and parks, are within easy reach, enhancing the appeal of this lovely home.



Council Tax Band: A



## **Ground Floor**

### **Sitting Room**

10'11" x 10'7"

UPVC door with transom window to the frontage, UPVC double glazed window to the frontage, electric fire, marble effect hearth, wood surround, electric radiator.

### **Kitchen**

13'3" x 10'7"

UPVC double glazed window to the rear, units to the base and eye level, breakfast bar, Indesit ceramic hob, Indesit electric fan assisted oven, extractor hood, composite sink with drainer, chrome mixer tap, space and plumbing for a washing machine, space for an undercounter fridge, space for an undercounter freezer, space for a tumble dryer, electric radiator.

### **Rear Hall**

5'1" x 2'8"

UPVC double glazed door to the side aspect.

### **Bathroom**

5'9" x 5'1"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, electric Triton shower over, vanity wash hand basin, chrome mixer tap, concealed cistern low level WVC, fully aqua boarded, chrome ladder radiator, inset ceiling spotlights.

## **First Floor**

### **Bedroom One**

11'1" x 10'7"

UPVC double glazed window to the frontage, electric radiator, built in wardrobes.

### **Bedroom Two**

10'6" x 10'7"

UPVC double glazed window to the rear, electric radiator, over stairs storage cupboard, loft hatch.

### **Loft**

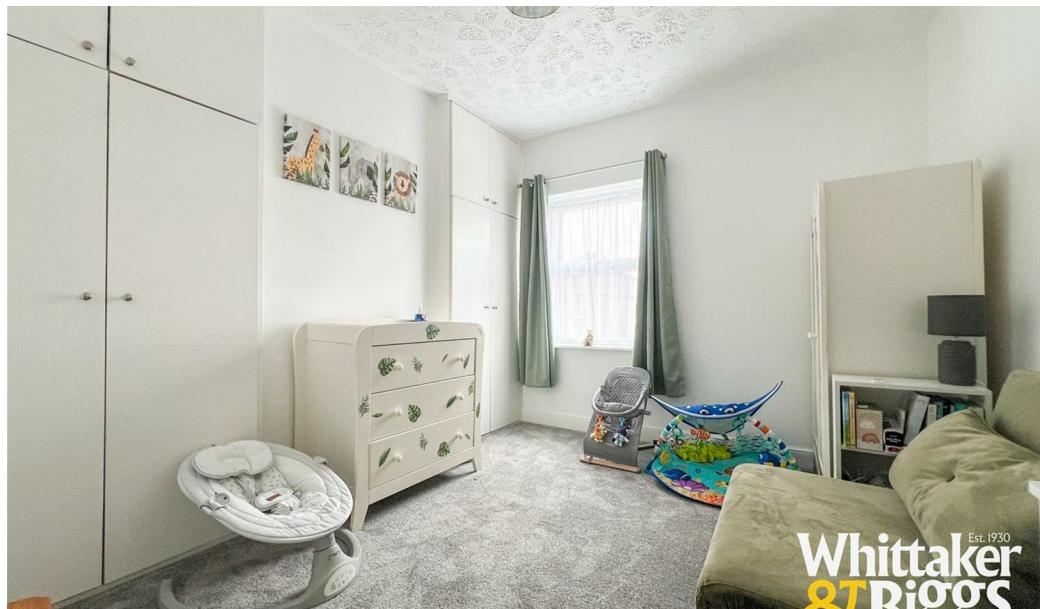
Boarded, pull-down-ladder, light.

### **Externally**

To the frontage, paved forecourt, wall boundary.

To the rear, paved garden, fence and wall boundary, timber shed, gated access to the side.

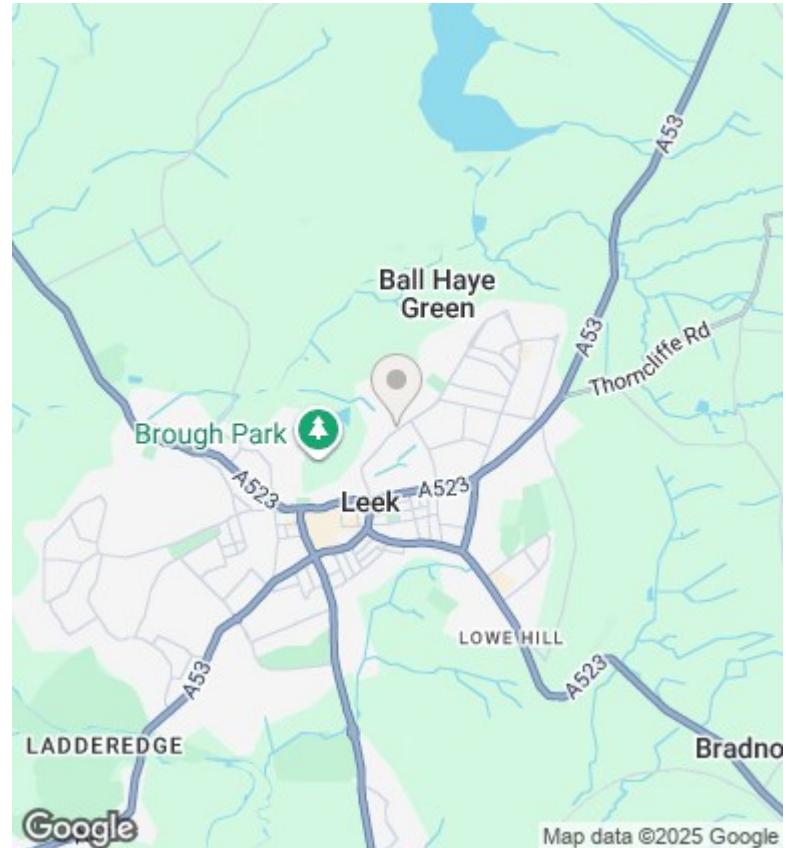






Whilst every effort has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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

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## Directions

## 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	