



**115 Ball Haye Green, Leek, Staffordshire, ST13 6BH**

**£150,000**

'The ache for home lives in all of us, a safe place where we can go as we are and not be questioned.' –  
Maya Angelou

This charming double-fronted terrace home is the perfect place to call home; with three good sized bedrooms and an open-plan kitchen diner, this property is ideal for young couples and growing families.

### Denise White Estate Agents Comments

A beautifully presented three-bedroom mid-terrace property situated on the outskirts of the popular market town of Leek. Having been renovated over the years, this charming home now provides neutral and welcoming interiors with an open plan kitchen diner, a sleek shower room and three good sized bedrooms.

To the ground floor is a large entrance hall providing ample space for storage of coats, shoes etc. A well-proportioned lounge is situated to the front of the home and provides a calming space to relax. To the rear of the property is a stand out kitchen diner benefiting from stylish gloss cabinets with wooden worksurfaces as well as built in breakfast bar overlooking the rear garden. A utility room is perfect for modern family living and a contemporary shower room completes the ground floor accommodation.

To the first floor are three good sized bedrooms. The largest bedroom is situated to the rear of the home and is a good sized double room. There are two further rooms at the front of the home which are good sized single rooms.

Externally, there is an enclosed rear private garden to the rear of the property which is paved - ideal for low maintenance.

Overall, this property is perfectly suited towards first time buyers, or couples looking to be within walking distance of the vibrant town centre.

### Location

Leek is 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 from 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 wining and dining, you can choose from a tempting selection of cafés, 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 Hall

11'2" x 8'5" (3.42 x 2.59)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Access into kitchen and living room. Inset Spotlights.

## Living Room

11'10" x 11'3" (3.63 x 3.44)



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Electric fire. Ceiling light.

## Kitchen

14'0" x 8'1" (4.27 x 2.48)



Wooden style flooring. Range of wall and base units. Wall mounted radiator. Access to stairs leading to first floor accommodation. Open plan to Dining area. Inset Spotlights.

## Dining Area

8'11" x 7'3" (2.74 x 2.21)



Wooden style flooring. Wall mounted radiator. Space for fridge freezer. Breakfast bar. UPVC double glazed window to the rear aspect. Access to shower room and utility. Skylight window. Inset spotlights.

## Shower Room

7'8" x 4'7" (2.35 x 1.40 )



Stone tiled flooring. Ladder style towel rail. WC. Vanity style wash hand basin. Rain Style shower. Inset spotlights.

## Utility

2'11" x 8'3" (0.90 x 2.54)

Wooden style flooring. Wall mounted radiator. Plumbing for washing machine. UPVC double glazed window to the side aspect. Ceiling light.

### Bedroom One

8'4" x 13'9" max (2.55 x 4.21 max )



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Three

7'5" x 11'3" max (2.28 x 3.44 max )



Wooden style flooring. Wall mounted radiator. Obscured UPVC double glazed window. Ceiling light.

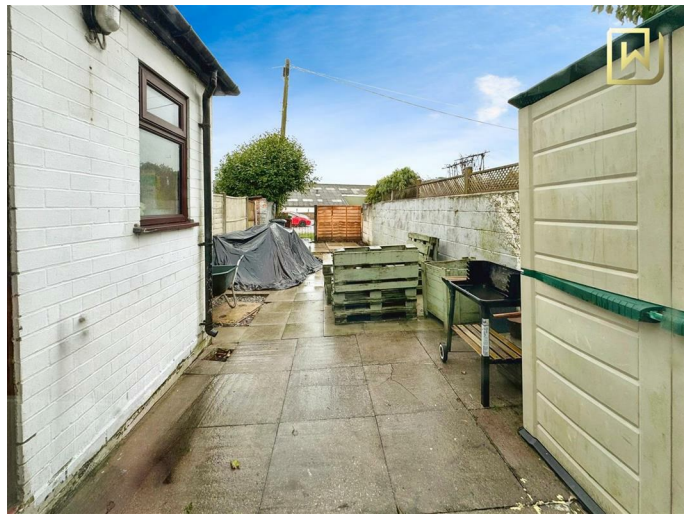
### Bedroom Two

12'4" x 8'5" (3.76 x 2.59 )



Wooden style flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Outside



To the rear of the property is a low maintenance paved large yard.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band A

### Please Notes

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been

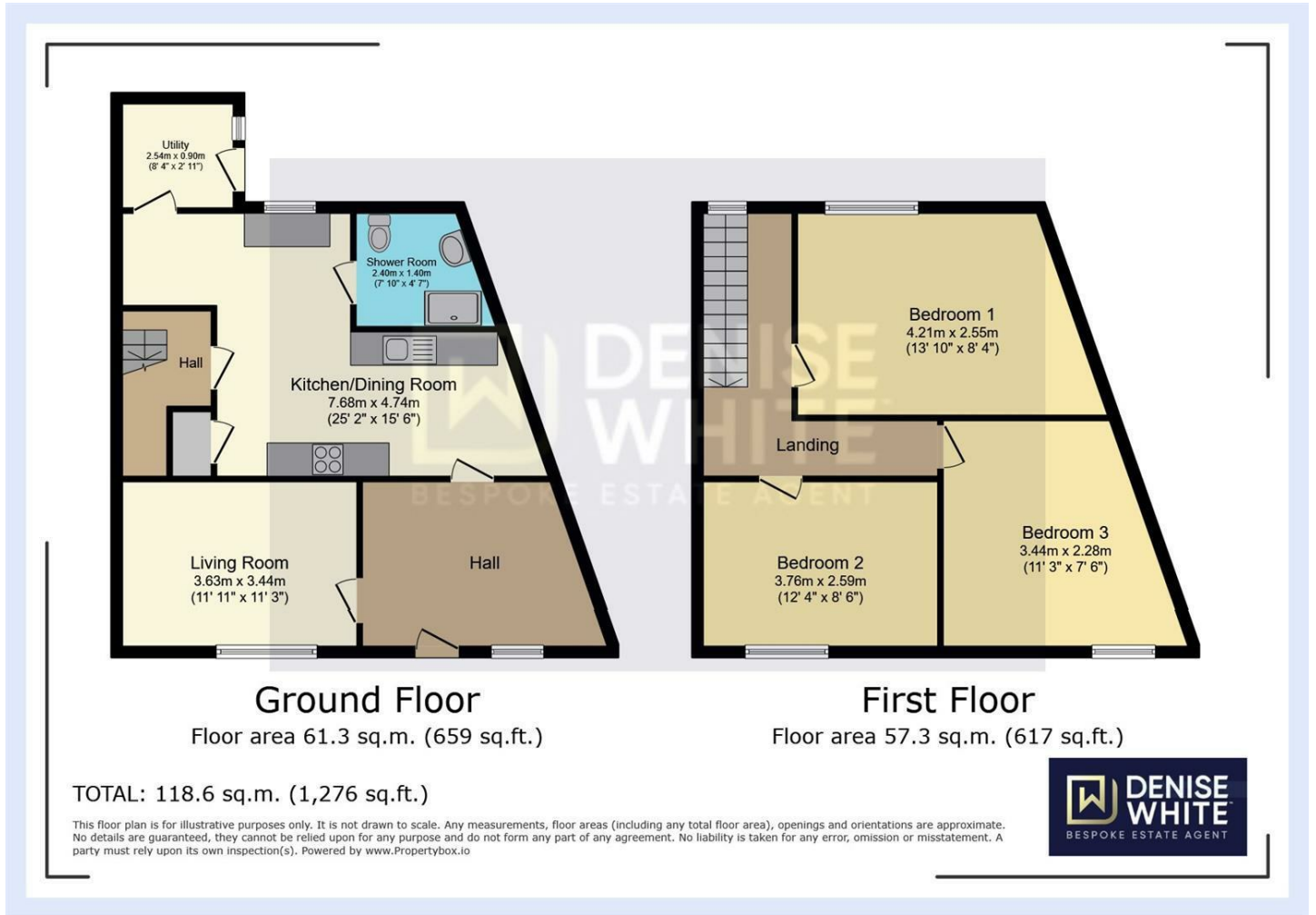
honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

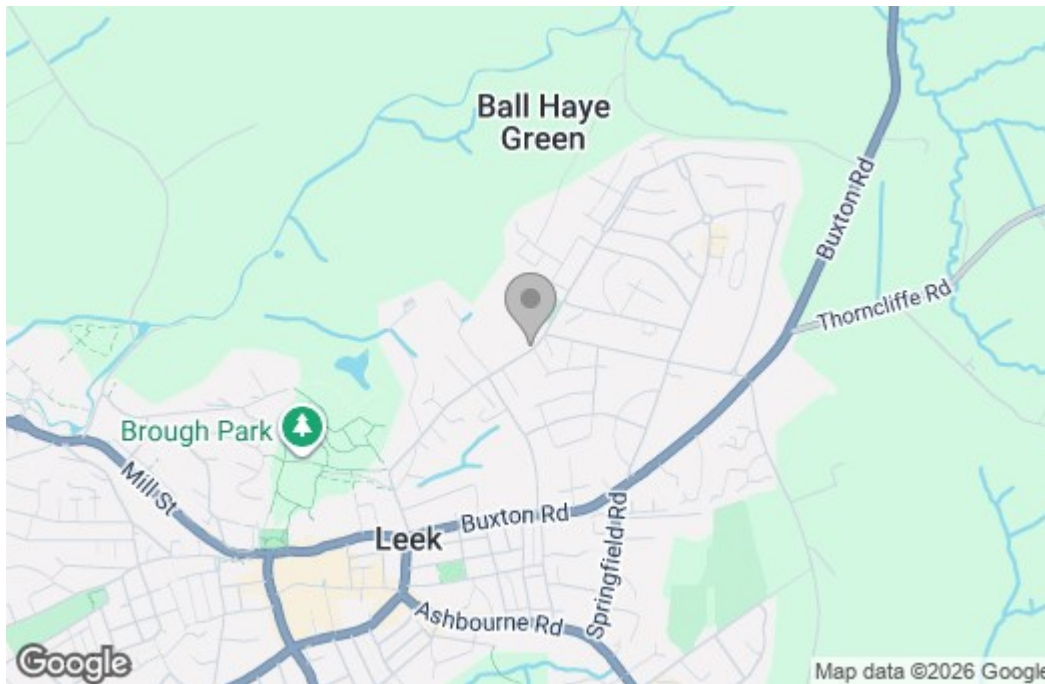
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

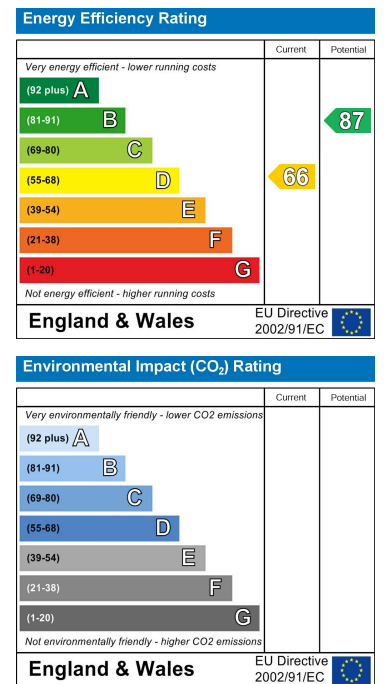
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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