



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



123 Ball Haye Green

Leek, ST13 6BH

Offers Over £110,000



123 Ball Haye Green

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FOR SALE WITH NO UPWARD CHAIN

A fantastic opportunity to purchase a renovation project on the edge of Leek's town centre. The property has been granted full planning permission for conversion into a three bedroom residential property. The property has deceptive internal accommodation, a south facing rear patio area and adjoining outbuilding with water and power connected. Viewing is recommended to appreciate the potential the property offers.

Situation

Located on the edge of Leek's town centre, the property is ideally situated for easy access to local amenities such as schools, shops, churches, public transport, public houses and the town centre.

Planning Permission Information

The property had planning permission granted on 5th January 2023 for the conversion from a former fish and chip shop into a two/tree residential dwelling.

The planning number is SMD/2022/0595 and further information can be found on the Staffordshire Moorlands District Council Planning Portal.

Accommodation Comprises:

Front Room

14'3" x 11'4" (4.35 x 3.47)

Having fully tiled walls, external door, uPVC double glazed window to the front aspect, wall mounted sink and built in meter cupboard.

Inner Hallway

With staircase off.

Reception Room / Dining Room

14'6" x 8'2" (4.44 x 2.49)

Having a window to the rear aspect, base cupboards and drawers with work surfaces and fully tiled walls.

Kitchen

14'1" x 6'8" (4.31 x 2.04)

The kitchen has a window and door to the side aspect, double sink unit and fully tiled walls.

Rear Hallway

Bathroom

7'3" x 6'9" (2.22 x 2.06)

Having a panelled bath with shower over, pedestal wash hand basin, obscured window to the side aspect and fully tiled walls.





First Floor Landing Room

7'3" x 6'9" (2.22 x 2.06)

With double glazed uPVC window to the side aspect and wall mounted boiler.

Bedroom / Reception Room

14'4" x 11'2" (4.37 x 3.42)

With double glazed uPVC window to the front aspect and fireplace including a gas fire.

Bedroom

9'1" x 8'1" (2.78 x 2.48)

With double glazed uPVC window to the rear aspect.



Bedroom

12'9" x 6'10" (3.9 x 2.09)

With double glazed uPVC window to the rear aspect.

Outside

Externally, the property has a south facing rear flagged patio area with gated access.

Adjoining Outbuilding

9'8" x 6'1" (2.95 x 1.86)

With a Belfast sink, water and power connected, double glazed uPVC window to the rear aspect, external door and fully tiled walls.



Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Measurements

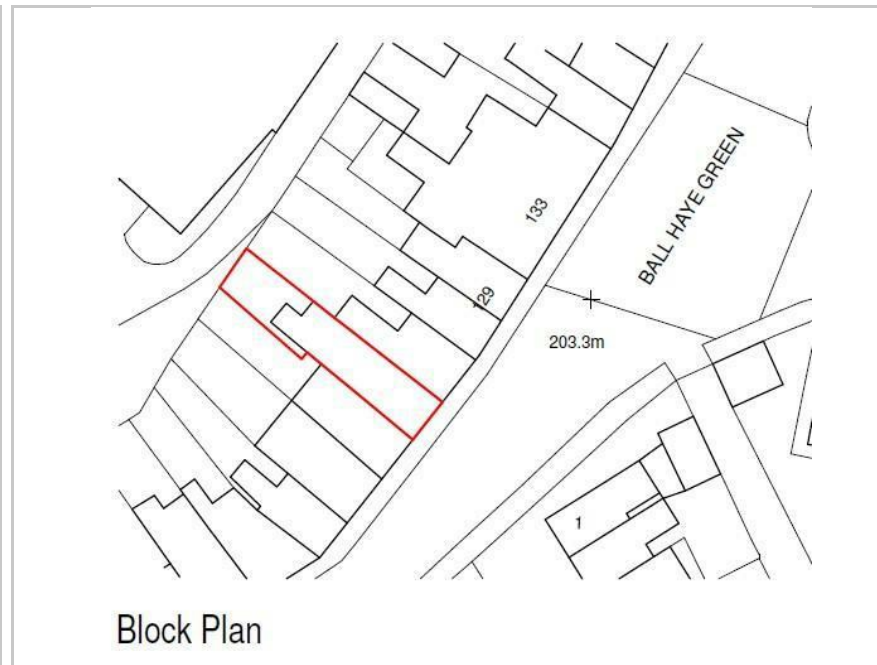
All measurements given are approximate and are 'maximum' measurements.



Plans



Area Map



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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