

3 Bed Apartment In Leekbrook House Basford Lane, Leek, ST13 7DT £100,000





SHORT DESCRIPTION

Property Ref: 17171 DESCRIPTION; 99home are delighted to offer to the market this spacious first floor flat. Built in 1830 it offers a unique opportunity for those with a vision for modernisation. Three spacious bedrooms and a well proportioned reception room, this property is perfect for families or individuals seeking to create their ideal living space. The separate kitchen presents ample scope for redesign and improvement, allowing you to tailor it to your personal taste and lifestyle. The bathroom, while functional, also holds potential for an upgrade, making it an exciting project for those looking to enhance their home. This flat is not only a wonderful opportunity for first time buyers eager to make their mark but also an attractive investment for those looking to add value. With a little creativity and effort, this property can be transformed into a stunning residence that reflects your unique style. This flat combines the charm of historical architecture with the potential for modern living. Whether you are looking to settle down or invest, this property is a canvas waiting for your personal touch. Don't miss the chance to explore the possibilities that await in this promising home. ACCOMMODATION: Ground Floor; Entrance - 2.35 x 1.08 - 7ft 8 x 3 ft:6. UPVC double glazed door to the rear, stairs to the first floor. First Floor; Landing; 5.94 x 1.97 - 19 ft 5 x 6 ft 5. UPVC double glazed window to the side aspect, UPVC double glazed window to the side rear, radiator, loft hatch, storage cupboard. Sitting Room; 4.75 x 3.89 max 15 ft 7 x 12 ft 9 max UPVC double glazed window to the side aspect, radiator. Kitchen; 4.88 x 1.90 max 16 ft x 6 ft 2 max UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, gas fired wall mounted Baxi boiler, radiator. Bathroom; 2.78 x 2.24 - 9 ft 1 x 7 ft 1. UPVC double glazed window to the side aspect, panel bath, chrome taps, walk in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome taps, radiator. WC; 1.24 x 1.00 - 4 ft 0 x 3 ft 3 UPVC double glazed window to the side aspect, low level WC. Bedroom One - 4.27 x 3.71 - 14 ft x 12 ft 2. Two UPVC double glazed windows to the side aspect, radiator, tiled fireplace. Bedroom Two - 4.27 x 3.69 - 14 ft x 12 ft 1. UPVC double glazed window to the side aspect, radiator, built in wardrobe, fire surround. Bedroom Three - 3.85 x 2.84 - 12 ft 7 x 9 ft 3. Two UPVC double glazed windows to the rear, tiled fire surround, radiator. Outside; Parking for one car, small plot of land next to the stream. LOCATION; The property is located in a delightful cul-de-sac on a small select development of only 9 properties in a superb semi-rural position at Leekbrook, a sleepy village sandwiched between very popular Staffordshire Moorlands market town of Leek (5 min drive or a pleasant 15 minute bike ride away) and the nearby village of Cheddleton. (3 min drive, just over a mile away). Travellers Close is well connected to its nearby towns by bus and road, lying on the A580 for an easy countryside drive to both. The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley railway runs near the development. In fact, popular walking trails pass by, so walking through the scenic surroundings can be done without any car travel at all. The picturesque former mill town of Leek is located just over two miles from the development where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stone's throw away from the beautiful Peak District national park, the spa town of Buxton and Alton Towers resort. Early viewing is highly recommended. Property Type; 1st Floor Apartment Guide Price; £100,000.00 Tenure: Leasehold Remaining Lease Term; 962 Years Yearly Ground Rent; Peppercorn Yearly Management Cost: £ Council tax band: A EPC Rating: D Area: 1044 Sq.Ft. Outside Space: Rear Garden Plot Parking: Allocated, Driveway, Off street Heating Type: Gas Central Heating, Double Glazing Chain Sale or Chain Free: Chain Free Possession of the property: Vacant. Leasehold Information; The property is held on a 999 year lease from 25 June 1991. It is subject to a peppercorn ground rent, ensuring minimal ongoing cost. The building is managed by Leekbrook House Management Co. Ltd, which oversees the communal areas and general upkeep of the development as well as owning the freehold. 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 AMLTeam 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, and is non-refundable.

3

Bed Room(s)

1

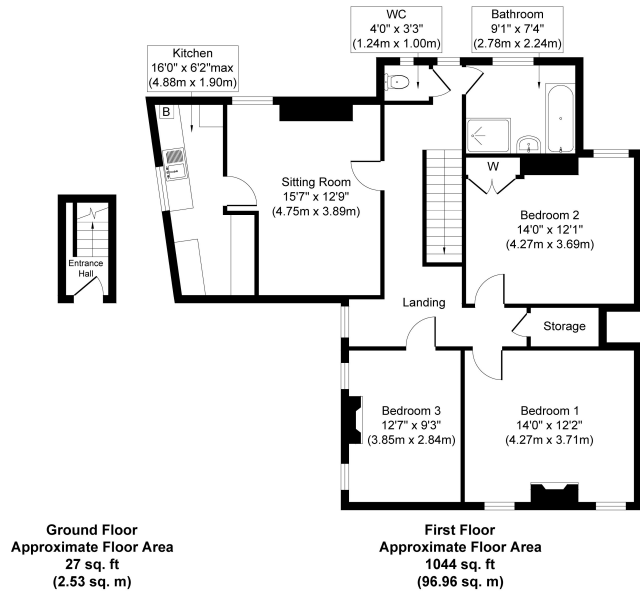
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

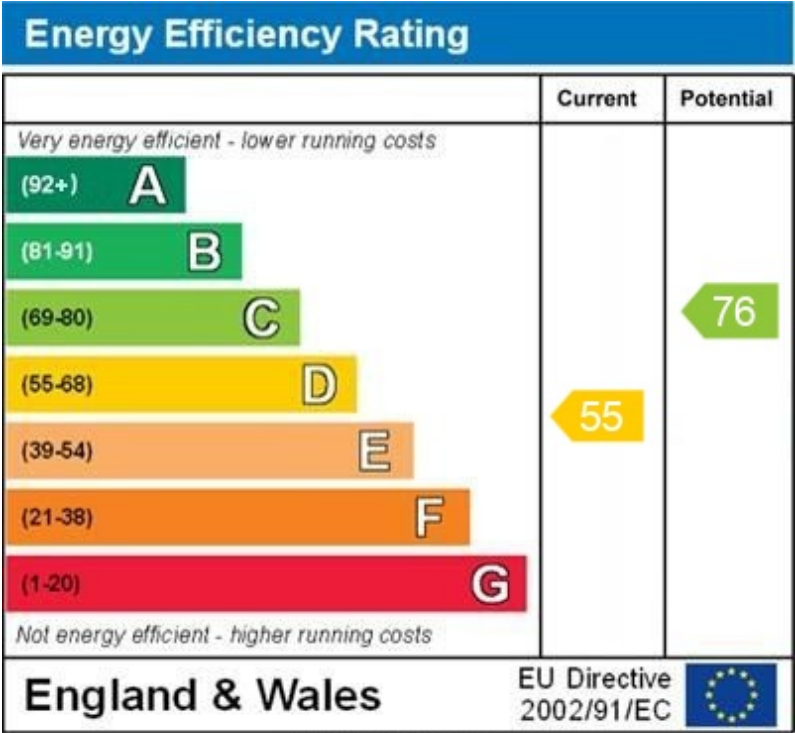
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All measurements are a maximum and include wardrobes and bay windows where applicable.



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EPC GRAPH

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