



13 Fawcett Place

CW1 4UL

Asking Price £240,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to take instructions to offer for sale this spectacularly presented semi detached family home on Fawcett Place! Tucked away in the heart of Leighton, this well proportioned property presents an excellent opportunity for families seeking a modern and comfortable home. With three spacious bedrooms and two bathrooms, this property is designed to cater to the needs of contemporary living.

As you enter, you will be greeted by a tastefully decorated interior that exudes warmth and style. The inviting reception room provides a perfect space for relaxation and family gatherings, while the well appointed kitchen offers functionality and ease for everyday cooking. The master bedroom is a standout feature, complete with an en-suite bathroom, ensuring privacy and convenience for the homeowners.

Positioned on the cusp of the estate, this property enjoys a pleasant outlook towards nearby fields, providing a sense of tranquility and connection to nature. The location is particularly advantageous, being in close proximity to reputable schools, Leighton Hospital, and Bentley Motors, making it ideal for families and professionals alike.

Fawcett Place also benefits from a Thermawood Contemporary Garden Office/Gym, with full electrics, an electric heater and built in 3 person sauna, offering an exceptionally unique opportunity for those who work or work out from home!

This modern family home is not only aesthetically pleasing but also practical, making it a wonderful choice for those looking to settle in a vibrant community. With its appealing features and convenient location, this property is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful house your new home.



Crewe, located in Cheshire, is a town steeped in rich history and vibrant culture, offering several landmarks of interest. Queens Park, a beautifully maintained Victorian park, is the heart of Crewe's green spaces. Renowned for its ornamental gardens, scenic lake, and charming bandstand, it is a popular spot for relaxing strolls and community events.

The Crewe Lyceum Theatre, a historic venue dating back to 1881, hosts a diverse range of performances, from plays and musicals to comedy shows. This cultural gem is a key part of the town's entertainment scene.

Crewe is home to several major employers that play a significant role in the town's economy. Bentley Motors is perhaps the most iconic, with its headquarters and factory based in the town. As a world-renowned luxury car manufacturer, Bentley not only employs thousands of local residents but also attracts engineering talent from across the globe.

Leighton Hospital is another key employer, providing vital healthcare services to the region and offering a range of jobs in medical, administrative, and support roles.

The town's historical connection to the rail industry remains strong, with Crewe Railway still serving as a major employer. Network Rail and other rail-related companies maintain significant operations in the area, supporting jobs in engineering, logistics, and transport. These employers, spanning automotive, healthcare, and rail, form the backbone of Crewe's economy and contribute to the town's distinctive character.

For railway enthusiasts, the Crewe Heritage Centre is a must-visit. This fascinating museum celebrates the town's deep-rooted connection with the railway industry, featuring historic locomotives, interactive exhibits, and even a signal box experience. Together, these landmarks capture the essence of Crewe's unique heritage and community spirit.



Hall

Living Room
14'5" x 12'3"

Kitchen/Diner
12'3" x 11'10"

Utility Room
6'3" x 3'4"

W.C.

Stairs to First Floor

Landing

Bedroom One

9'6" x 9'0"

En-Suite

8'2" x 6'3"

Bedroom Two

11'10" x 8'9"

Bedroom Three

11'10" x 6'5"

Garden Office/Gym

17'5" x 7'6"

Thermawood Contemporary Garden Office/Gym, with full electrics, an electric heater and built in 3 person sauna

Externally

Council Tax

Band B.

Tenure

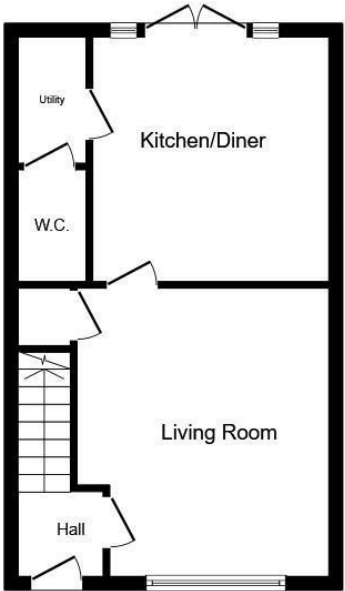
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

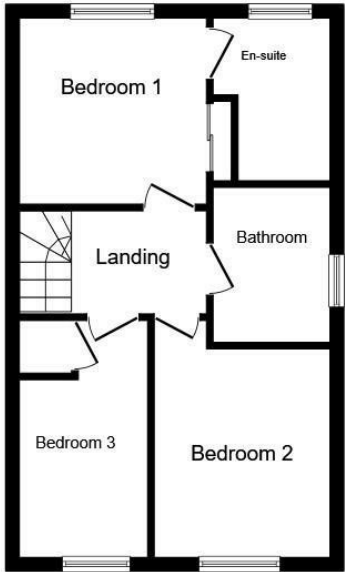


Floor Plan



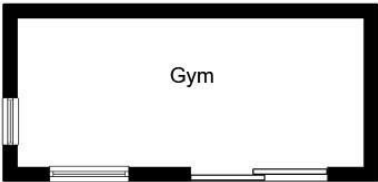
Ground Floor

Floor area 39.2 m² (422 sq.ft.) approx



First Floor

Floor area 39.2 m² (422 sq.ft.) approx



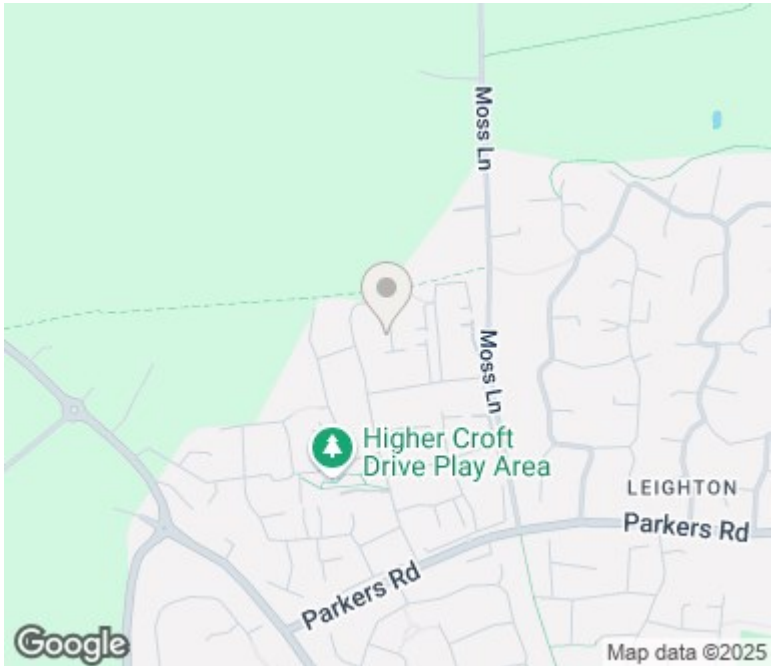
Outbuilding

Floor area 12.2 m² (131 sq.ft.) approx

Total floor area 90.6 m² (975 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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