



## 4 Gordon Geddes Way

CW1 4SE

**£300,000**



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STEPHENSON BROWNE

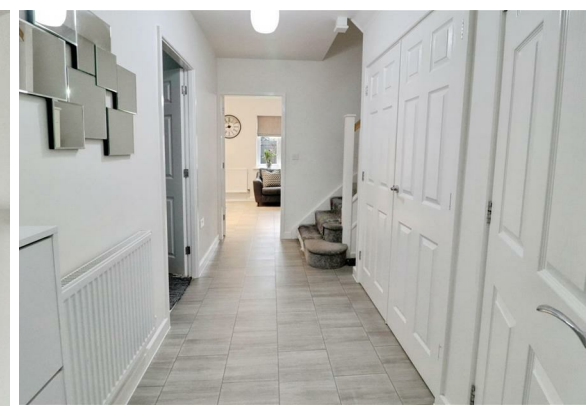
What a beautiful home worthy of an early inspection. Do not miss out ring us today to secure your viewing.

Nestled in the desirable area of Gordon Geddes Way, Leighton is this immaculate detached home which provides superb family accommodation that is sure to impress even the most discerning purchaser. With four generously sized bedrooms and three well appointed bathrooms, this property offers ample space for family living. The thoughtful Hallam design ensures that each room flows effortlessly into the next, creating a harmonious and inviting atmosphere throughout.

The property boasts two elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The beautifully presented interiors are complemented by landscaped gardens that enhance the home's exterior charm. Additionally, the garage and off road parking for several vehicles provide convenience and ease for busy families.

Situated on the north side of Crewe, this home is ideally located for easy access to all local amenities, including Leighton Hospital and Bentley Motors. For those who enjoy the outdoors, lovely woodland walks, children's play area and cycle paths are just a stone's throw away, alongside a basketball court, local pub, primary schools, and shops for you day to day needs.

This property is not just a house, it is a place where memories can be made and cherished. With its perfect blend of comfort, style, and practicality, it is an opportunity not to be missed. Come and experience the charm of this delightful home for yourself.



**Entrance Hall**

**Cloakroom**

**Utility Store**

**Lounge**

15'5" x 11'0"

**Kitchen Diner**

20'2" x 10'0"

**Stairs to First Floor**

**Bedroom One**

12'5" x 8'4"

**En-Suite Shower Room**

**Bedroom Two**

11'8" x 7'11"

**Bedroom Three**

10'4" x 6'7"

**Bedroom Four**

8'4" x 7'5"

**Family Bathroom**

**Externally**

**Garage**

**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.

**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

**Council Tax**

Band D

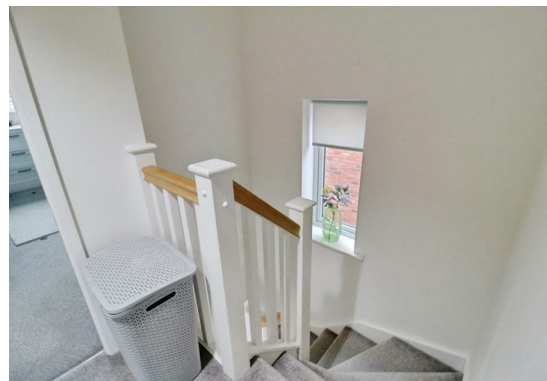
**Why choose us?**

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

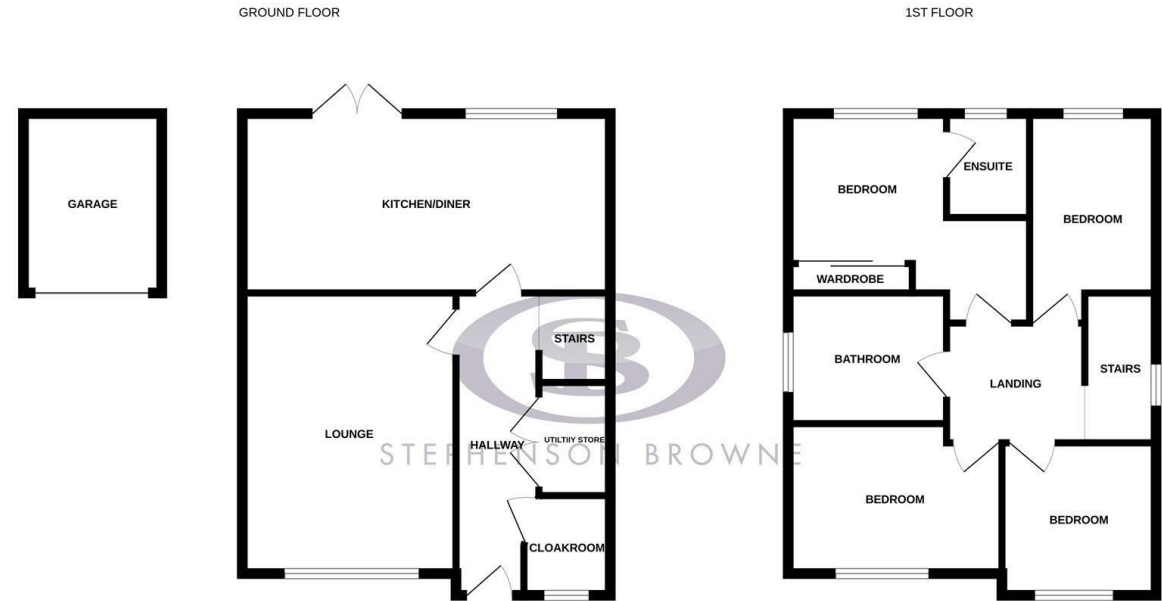
For a FREE valuation, please call or email and we will be delighted to assist.



- Immaculately Presented Home Both Inside & Out
- Great Size Lounge
- Beautiful Fitted Kitchen Diner
- Four Bedrooms
- En-Suite Shower Room, Family Bathroom & Cloakroom
- Utility Store
- Ideal Family Home Set In Prime Location
- Lovely Landscaped Gardens
- Garage & Invaluable Off Road Parking
- Viewing Highly Recommended



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment or require further information.

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