



11 RUBIN DRIVE, CREWE, CW1 3GF

ASKING PRICE £285,000



STEPHENSON BROWNE

Stephenson Browne are immensely proud to offer for sale this spectacularly presented modern family home on Rubin Drive, with a plethora of space and a contemporary finish throughout, could this be your forever home?

Rubin Drive is conveniently located in the heart of Leighton, being close to all of the amenities and schools, in addition to Leighton Hospital and Bentley Motors. The property boasts the rare opportunity for a turn key move, a home that is ready to be moved into and enjoyed for many years to come.

The ground floor features a large living room, benefitting from a bay window, allowing for plenty of natural light. One of the standout features of this home is its kitchen diner, with ample worksurfaces, cupboards, plenty of space for a large dining table & chairs and its own utility - what more could you want? Furthermore, there is a snug/play room, meaning there is plenty of space for all of the family to do their own thing! The ground floor is completed by a W.C.

Upstairs, there are four bedrooms, three of which are comfortable doubles. The fourth is a great size single that could also be used as a home office. All but one of the bedrooms benefit from built in storage space, the principle enjoys its own en-suite. The family bathroom services the rest of the home.

The rear garden features an Indian stone patio, feature patio with a Pergola and a lawn. To the front there is driveway parking for two vehicles. This one is sure to go quickly - call us today for more information!



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.



Hallway

Living Room
17'3" x 11'3"

Kitchen/Dining Room
16'7" x 10'5"

Family Room
9'9" x 8'4"

Utility Room

Snug
12'6" x 8'4"

Landing

Bedroom One
15'2" x 11'8"

En-Suite

Bedroom Two
11'5" x 8'7"

Bedroom Three
10'2" x 8'3"

Bedroom Four
10'6" x 8'8"

Bathroom

Externally

Rear garden with Indian Stone patio, lawn and feature patio with pergola over. To the front there is driveway parking for two vehicles.

Council Tax
Band D.

Tenure

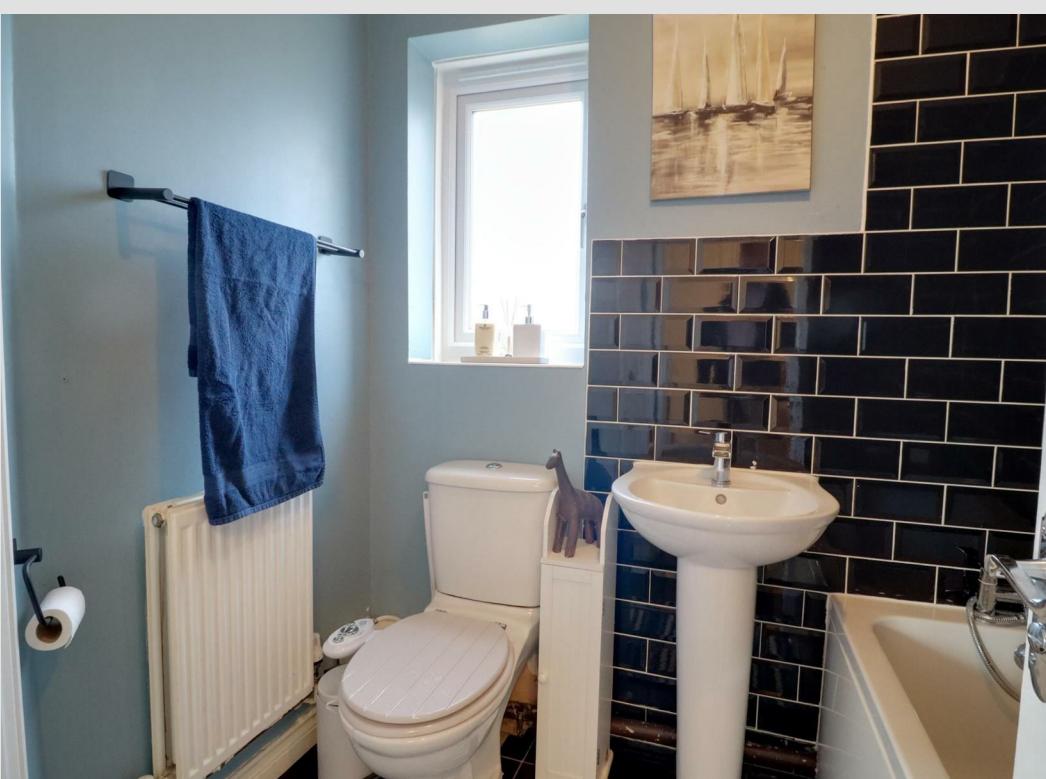
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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.

Why choose us?

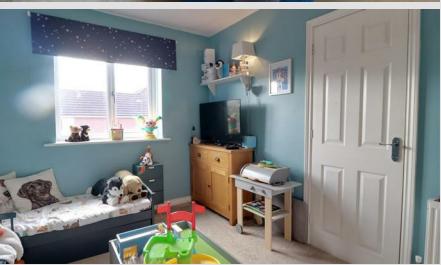
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in



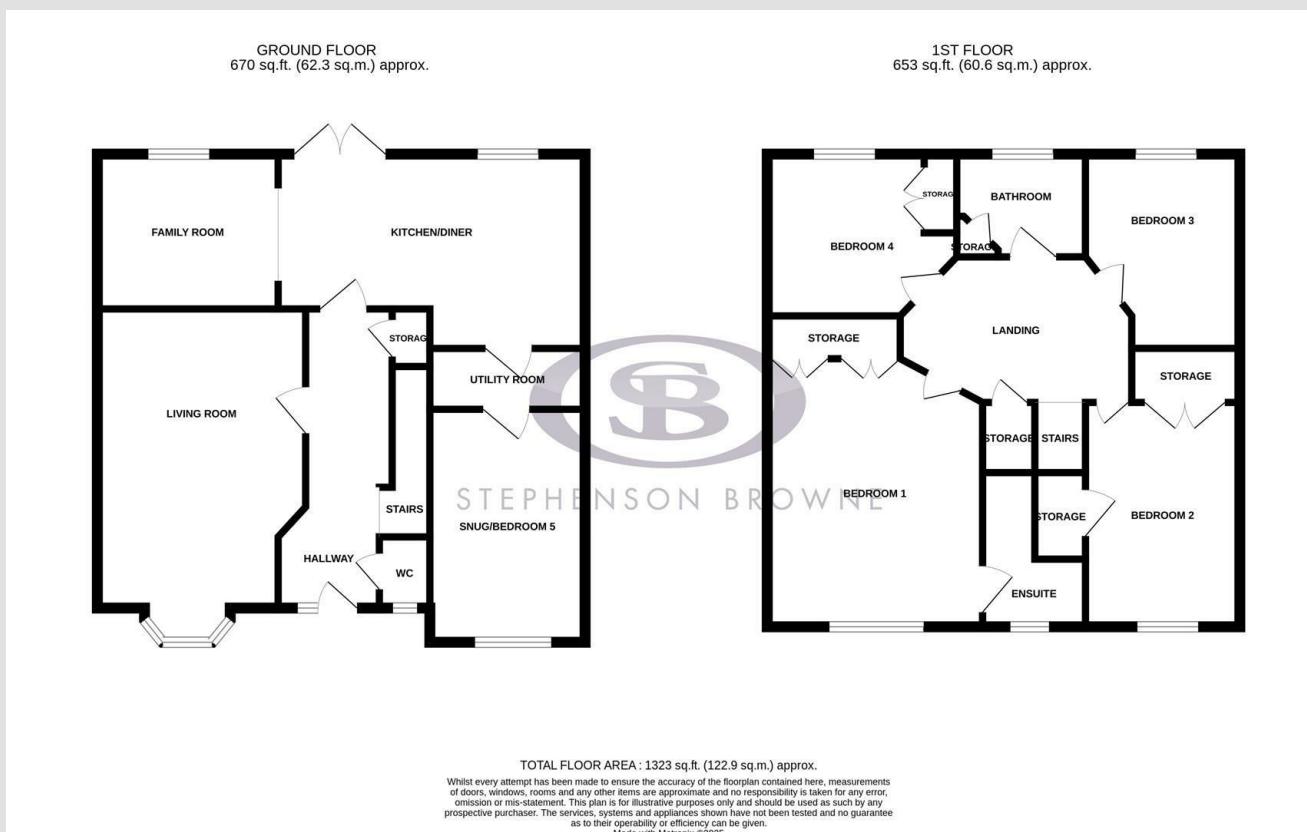
the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

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

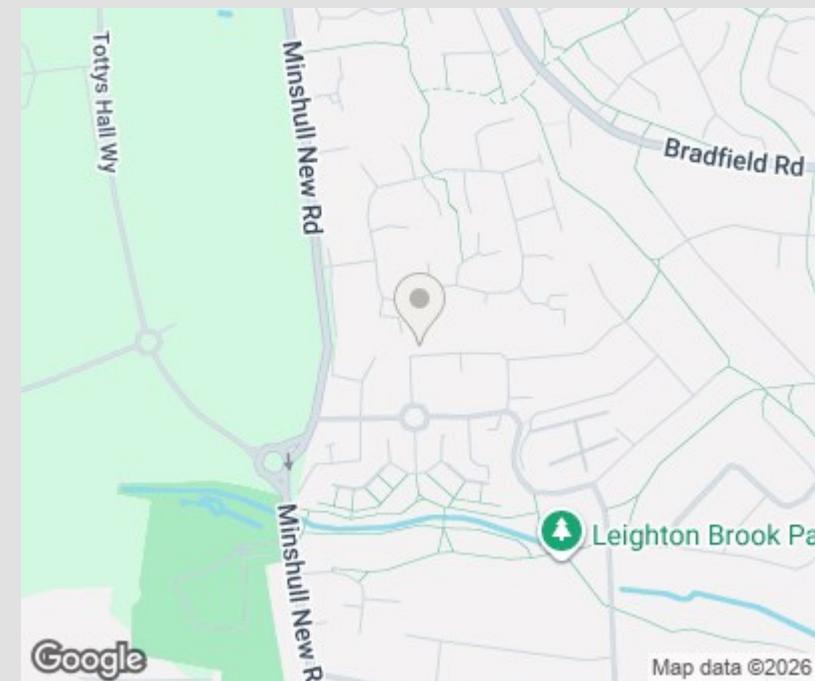




Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	72
(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 Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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