



12 Gordon Geddes Way

CW1 4SE

Offers Over £300,000



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STEPHENSON BROWNE

It is with immense pride that Stephenson Browne offer for sale this magnificent CHAIN FREE detached executive family home on Gordon Geddes Way in the heart of Leighton. Tucked away on a private road on the development, this property occupies a nice position on the estate overlooking a mature hedgerow.

The ground floor hosts a large contemporary kitchen diner, equipped with appliances and a separate utility room, allowing plenty of space to cook and entertain. Furthermore, the kitchen benefits from French doors overlooking the rear garden, allowing natural light to fill the room. Also on the ground floor, you will find a spacious living room with a bay window, the perfect space for all of the family to wind down in!

To the first floor, there are three comfortable double bedrooms, the principal benefitting from an en-suite and fitted wardrobes. The fourth bedroom makes a great space for a children's room or home office.

The property boasts an integral garage with access off the hallway, providing ample storage or an extra space to park. There is driveway parking for two vehicles.

It is also worth mentioning that Gordon Geddes Way is only a short drive from Leighton Hospital, Bentley Motors and a variety of schooling for all ages. This is a tremendously spacious family home not to be missed - 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

10'2" x 15'1"

Kitchen

18'4" (widest point) x 10'2" (longest point)

Utility Room

Downstairs W.C.

Stairs to First Floor

Bedroom One

13'5" x 8'10"

En-suite

7'6" x 5'6"

Bedroom Two

9'2" x 10'9"

Bedroom Three

10'5" x 8'2"

Bedroom Four

7'6" x 9'6"

Family Bathroom

6'10" x 9'6"

Integral Garage

9'10" x 20'4"

Externally

Low maintenance rear garden with patio and lawn.

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?

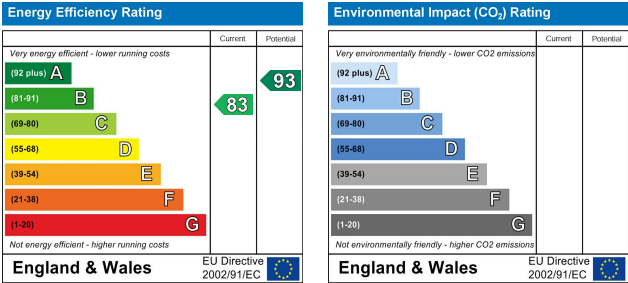
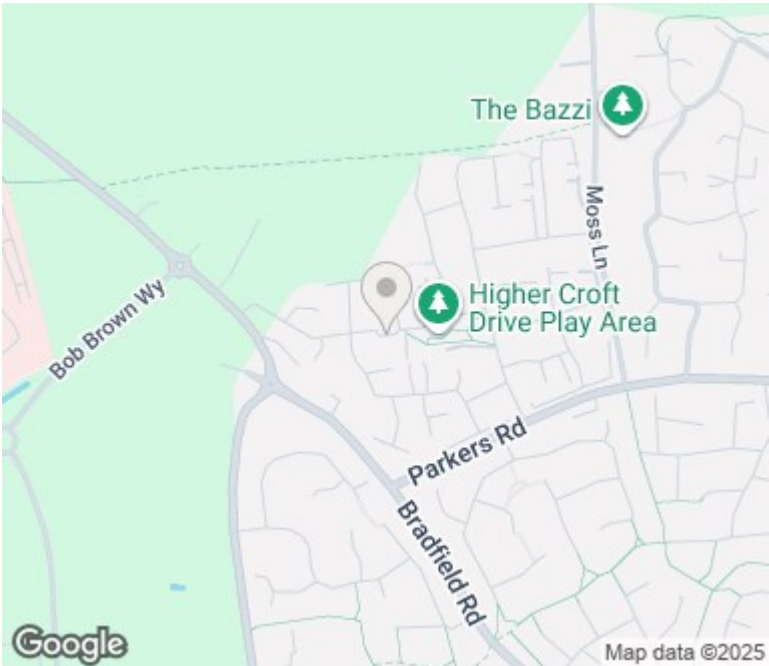
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.
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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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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