# 22 GROBY ROAD, CREWE, CW1 4NA

## OFFERS OVER £300,000

STEPHENSON BROWNE

Stephenson Browne are thrilled to offer for sale this tremendous three bedroom detached bungalow on Groby Road! This really is a must view, boasting three double bedrooms, driveway parking in abundance and a beautiful garden space.

Meticulously maintained by our vendors, the property comprises of a spacious living space, benefitting from French Doors and dual aspect windows leading to the rear garden, allowing natural light to flood the space. Additionally, there is a beautiful feature fireplace which really is the focal point of the room. The kitchen diner has a sleek, modern finish, featuring granite worktops and a breakfast bar that comfortably seats four.

All three bedrooms in the bungalow are comfortable doubles, the principal offering fitted wardrobes. The bathroom suite is well appointed, with a shower, low level W.C. and wash hand basin with storage built in.

The rear garden is nothing short of spectacular, with a patio and seating area, lawn and mixture of mature bushes and trees, it's a space for all to enjoy. Additionally, there is also a detached single garage. The driveway can comfortably accommodate 3-4 vehicles and is secured by wooden gates.

Groby Road is conveniently positioned on the outskirts of Crewe, with views over open fields. If the sky is clear, you may even be able to see Mow Cop! Amenities are only a short drive away, Crewe Town Centre and the Grand Junction Retail Park are in the vicinity provided excellent retail outlets.

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.

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## Entrance Hall

## Living Room
19'8" x 10'9"

## Kitchen
11'9" x 12'5"

## Bedroom
9'10" x 11'1"

## Bedroom
11'9" x 9'2"

## Bedroom
11'1" x 9'6"

## Bathroom
8'2" x 5'6"

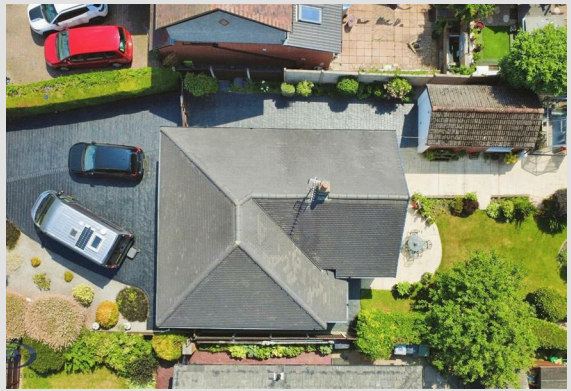
## Externally
Wonderful private rear garden space with a patio and lawn. Space for a seating area and sizeable greenhouse. Mixture of mature bushes and trees. Detached single garage. To the front there is off-road parking that fits four vehicles comfortably, set back from the road and secured with wooden gates.

## Council Tax
Band C.

## 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.

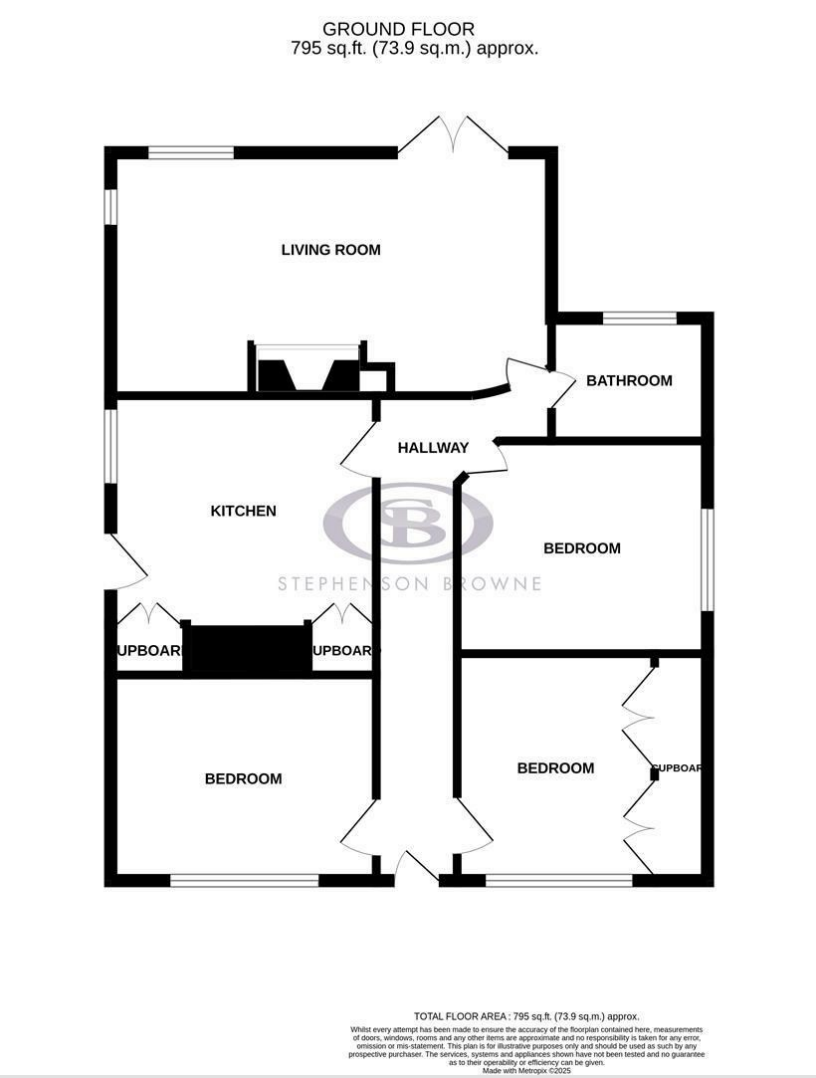
## Why choose us?



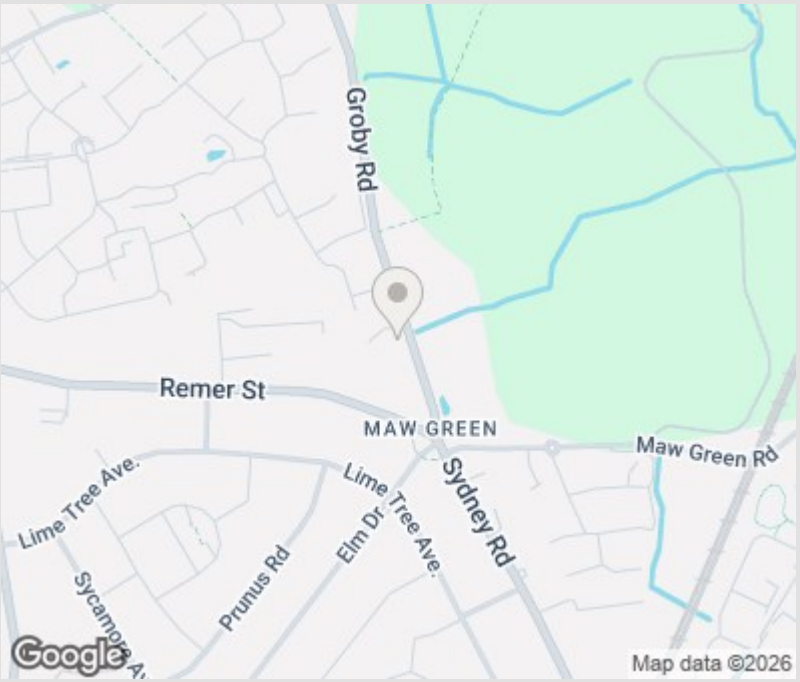
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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

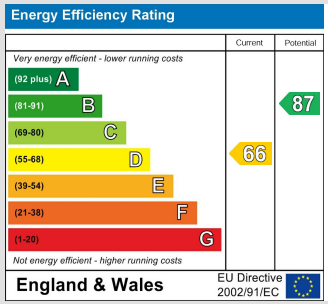
For a FREE valuation, please call or email and we will be delighted to assist.

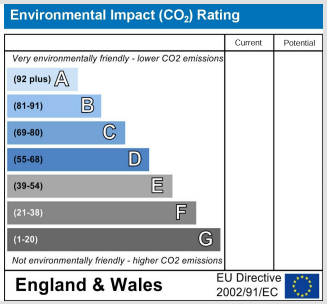
## Floor Plan




## Area Map




### Viewing

Please contact our Congleton Office on 01260 545600 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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