



**12 Badens Croft Road**  
CW2 5UA  
**£275,000**



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STEPHENSON BROWNE

Stephenson Browne are pleased to take instructions to market this well proportioned detached home on Badens Croft Road, Shavington. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there's ample space for a growing family or visiting guests.

One of the highlights of this property is the spacious interior, providing a comfortable and airy atmosphere throughout. The driveway offers parking for several vehicles, ideal for those with multiple cars or guests arriving to visit.

The two reception rooms offer versatility, whether you fancy a cosy night in or hosting a dinner party with friends. The three well proportioned bedrooms ensure everyone has their own space to unwind and recharge.

Conveniently located near local travel links, this property offers the perfect balance of tranquillity and accessibility. Don't miss out on the opportunity to make this house your home - book a viewing today and envision the possibilities that await you at Badens Croft Road.



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.



### **Entrance Hall**

### **Living Room**

10'2" x 13'9"

### **Dining Room**

8'6" x 10'2"

### **Kitchen**

9'6" x 9'6"

### **W.C.**

8'2" x 3'3"

### **Stairs to First Floor**

### **Landing**

### **Bedroom One**

8'6" x 11'1"

### **En-Suite**

### **Bedroom Two**

9'6" x 5'10"

### **Bedroom Three**

8'6" x 9'6"

### **Bathroom**

6'2" x 6'6"

### **Externally**

Rear garden with patio and lawn. To the front, driveway parking for that fits two vehicles comfortably. 12 Badens Croft Road also boasts a single integral garage, accessible from the driveway or from inside the property off the hallway.

### **Council Tax**

Band C.

### **Tenure**

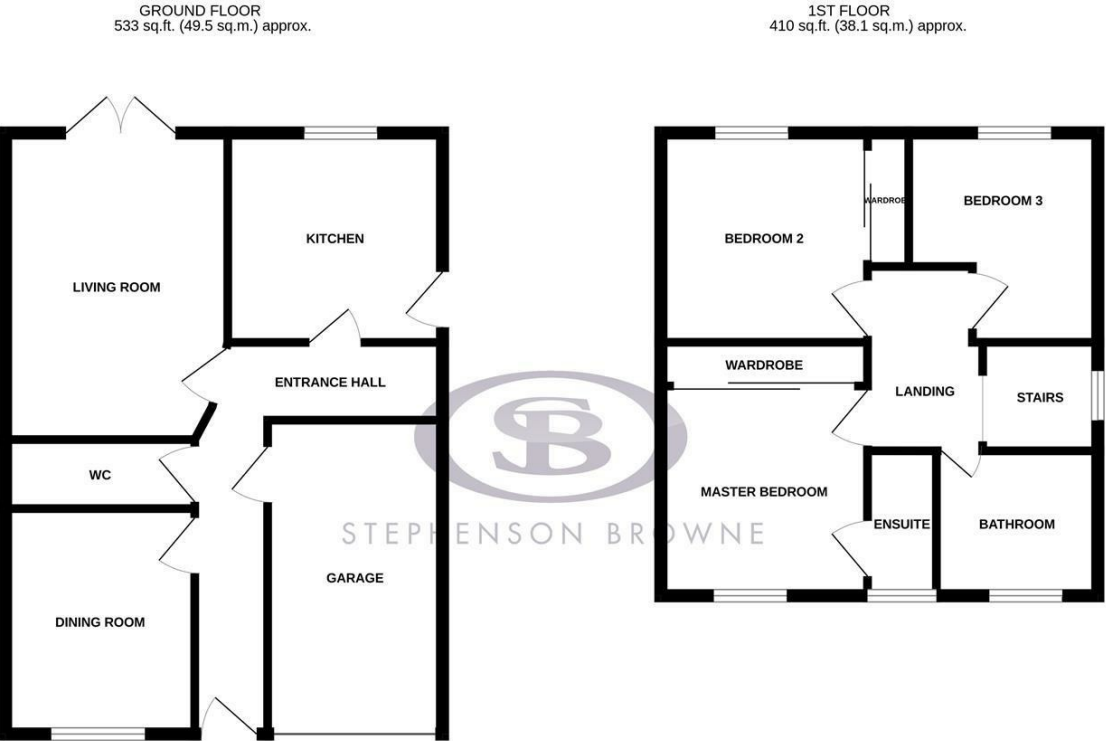
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

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



Floor Plan

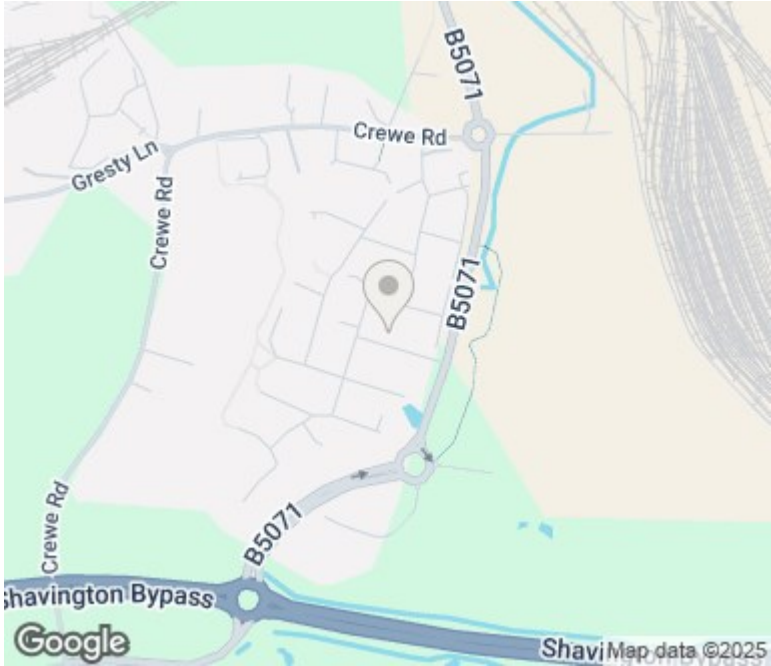


TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.

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 purchasers. 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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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