



42 Sedgemere Avenue

CW1 3YU

Offers Over £260,000



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STEPHENSON BROWNE

Stephenson Browne are delighted to bring to market this charming three-bedroom detached home on Sedgemere Avenue in Crewe which offers a perfect blend of modern living and convenience. Ideal for families or professionals, the property is strategically located near Bentley Motors and Leighton Hospital, ensuring easy access to local employment opportunities.

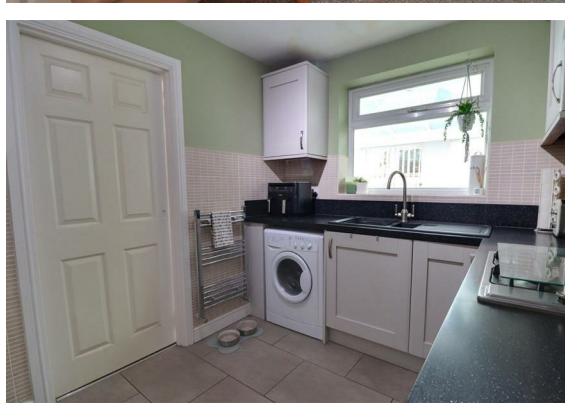
Upon entering, you are welcomed by the entrance hall leading to the generous lounge that flows seamlessly into a dining area, creating an inviting space for both relaxation and entertaining. The modern kitchen, adorned with stylish grey shaker-style units, is well-equipped for culinary enthusiasts with the additional access to the garage. Not to mention the large orangery that enhances the living space, providing a bright and airy atmosphere that is perfect for enjoying the garden views throughout the year.

The property boasts three well-proportioned bedrooms, providing ample space for both family or guests. While the bathroom is thoughtfully designed to cater to the needs of modern living. With double glazing and gas central heating, comfort is assured throughout the seasons.

Externally, the landscaped garden features a delightful patio area with an artificial turf lawn, ideal for alfresco dining or simply unwinding in the sun. The driveway offers convenient off-road parking as well as access to the garage, a valuable asset in this desirable location.

With its proximity to local amenities and excellent transport links, this modern detached home is a fantastic opportunity for those seeking a blend of comfort and accessibility in Crewe.

Don't miss the chance to make this lovely property your new home. Call us today on 01270 252545 to arrange your viewing!



Entrance Hall

Lounge

14'2" x 12'4"

Dining Room

9'6" x 7'6"

Kitchen

10'0" x 7'10"

Orangery

14'4" x 12'0"

Stairs To First Floor

Bedroom One

12'2" x 8'11"

Bedroom Two

9'8" x 8'11"

Bedroom Three

9'1" x 6'5"

Bathroom

Externally

The property sits behind a tarmacadam driveway providing ample off road parking with access to the garage. There is a side gate allowing access to the rear where you are greeted by an enclosed landscaped garden featuring a patio area with artificial turf lawn.

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.

Council Tax

Band B

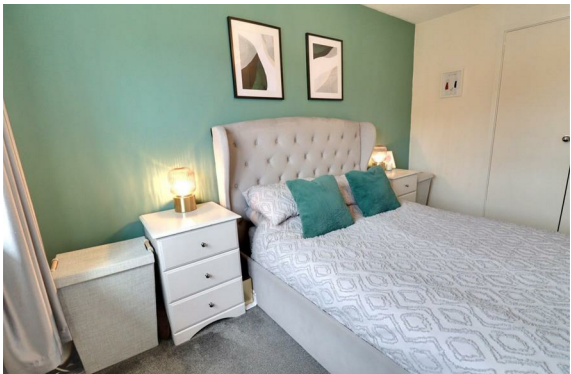
AML Disclosure

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.

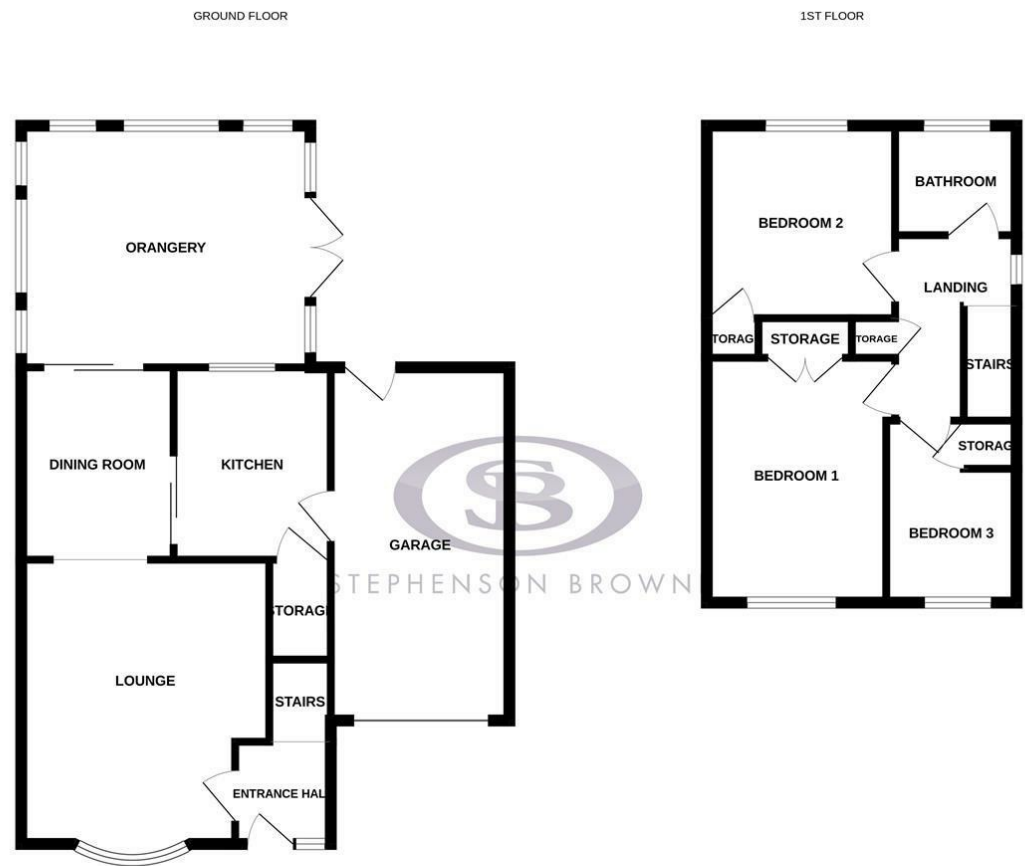
For a FREE valuation, please call or email and we will be delighted to assist.



- Three Bedroom Detached
- Double Glazing
- Gas Central Heating
- Orangery To Rear
- Garage
- Off Road Parking
- Landscaped Gardens
- Close Proximity To Bentley Motors And Leighton Hospital
- Council Tax Band B
- Viewing Highly Recommended

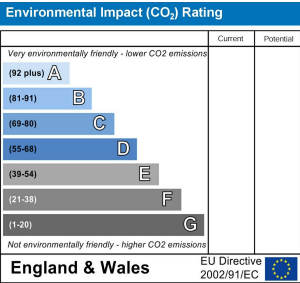
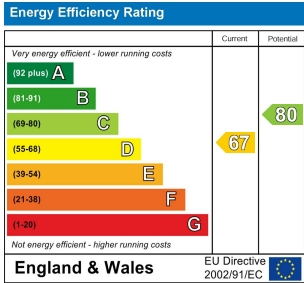
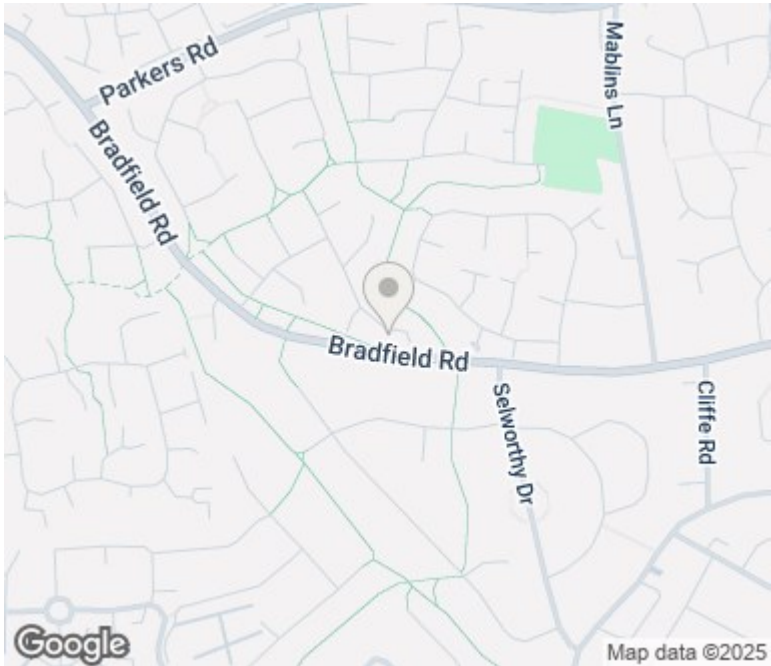


Floor Plan



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



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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