



13 Lyceum Way

CW1 3YF

£205,000



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STEPHENSON BROWNE

Stephenson Browne are pleased to market this charming three-bedroom detached home on Lyceum Way, which presents an excellent opportunity for a variety of buyers. With gas central heating and double glazing throughout, this home combines comfort with modern living.

As you step inside, you are greeted by a welcoming living space that boasts a delightful bay window, allowing natural light to flood the room. This inviting area seamlessly flows into the dining room, creating an open and airy atmosphere that is perfect for both relaxation and entertaining. The tasteful fitted kitchen is conveniently located, making meal preparation a pleasure.

The first floor comprises two generously sized double bedrooms, each equipped with fitted wardrobes for added convenience, alongside a further single bedroom that can serve as a guest room or study. The well-appointed bathroom completes the accommodation, ensuring that all your needs are met.

Externally, the property is set within beautifully maintained grounds, offering off-road parking for up to three vehicles. The rear garden is a true highlight, featuring a tranquil and enclosed space that is perfect for enjoying the outdoors in peace.

This home is ideally situated close to major business employers and well-regarded schools, making it a prime location for families and professionals alike. Additionally, a variety of local leisure facilities are within easy reach, enhancing the convenience of this lovely property.

With so much to offer, this delightful home is sure to impress. A viewing is highly recommended to fully appreciate the charm and potential of this wonderful property, which could soon become your new home! Call our office today to arrange your visit on 01270 252545.



Entrance Hall

Lounge

15'3" x 14'9"

Kitchen

8'7" x 7'8"

Dining Room

8'5" x 7'1"

Stairs To First Floor

Bedroom One

11'6" x 8'11"

Bedroom Two

10'0" x 8'11"

Bedroom Three

6'10" x 6'0"

Bathroom

Externally

The property is approached by an enclosed block paved driveway with hedging. To the rear there is a landscaped garden with feature block paving for ease of maintenance and well established shrubs. To the side there is a shed for storage and gated side access.

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.

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.

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.

Council Tax

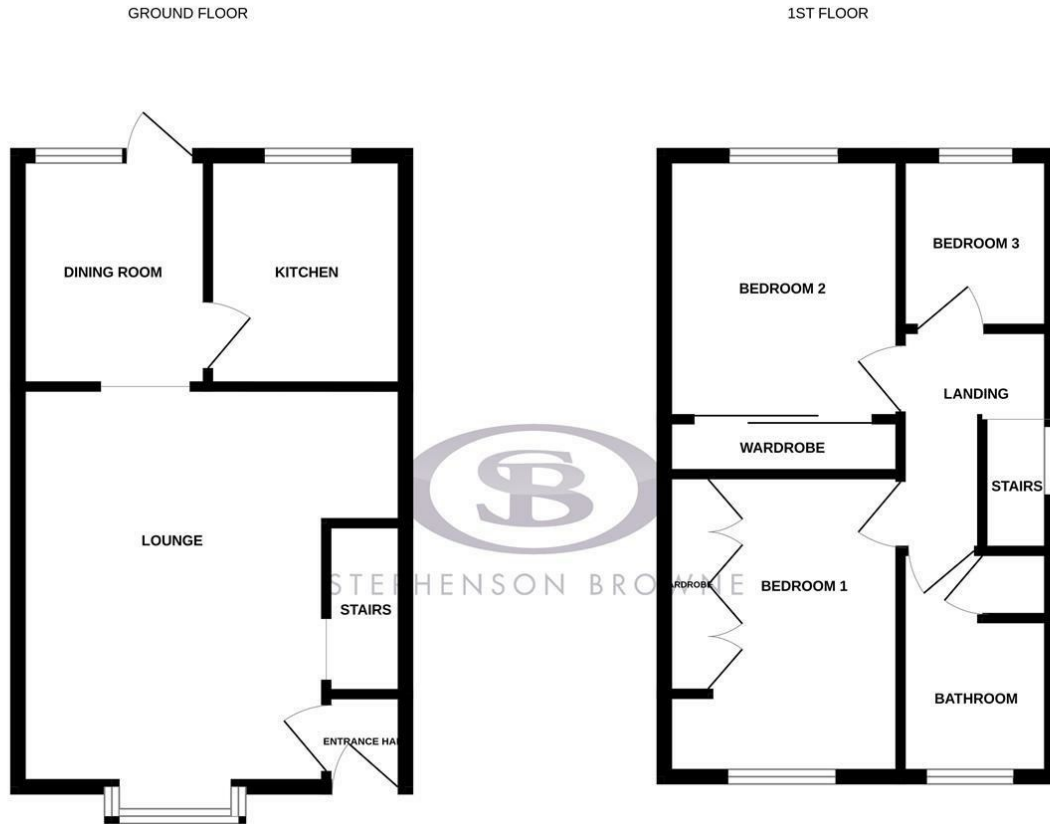
Band B



- Immaculate Detached Property
- Spacious Lounge
- Modern Kitchen
- Three Bedrooms
- Fitted Wardrobes
- Sought After Location
- Generous Size Garden
- Off Road Parking
- Council Tax Band B
- Viewing Recommended

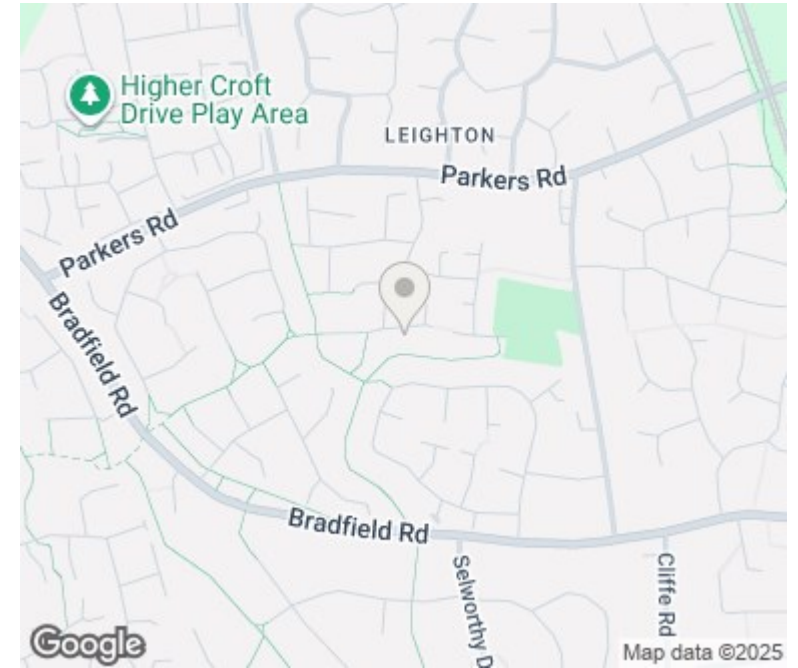


Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment 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

234 Nantwich Road, Crewe, Cheshire, CW2 6BP
Telephone: 01270 252545 Email: crewe@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk