



34 Sheringham Drive, Crewe, CW1 3XJ  
Guide Price £190,000



In association with





Two Bedroom Detached Home with South-East Facing Garden

## DESCRIPTION

This two-bedroom detached property offers well-proportioned accommodation with scope to personalise. The home features a spacious living room, a kitchen with garden access, and two bedrooms to the first floor, including a generous main bedroom with fitted storage.

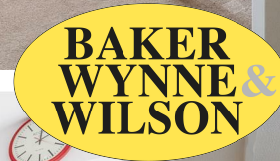
Externally, the property benefits from a south-east facing rear garden with patio and lawn, a car port with recent improvements, and driveway parking to the front. With modern updates including a two-year-old combi boiler, new fascias, guttering, and car port roof, this home provides a practical layout in a popular residential location.

## DOWNSTAIRS

The entrance hall includes a radiator, carpeted flooring, and ceiling light, with access to understairs storage.

The living room is positioned to the front with a bay window, carpeted flooring, radiator, gas fireplace (installed two years ago), and light fitting.

The kitchen, located at the rear, features matching wall and base units beneath a work surface, plumbing for a washing machine, space for fridge/freezer, four-ring gas hob with oven below, sink, tiled flooring, part tiled walls, radiator, and ceiling light. There is a rear aspect double glazed window and patio doors opening onto the garden.









## UPSTAIRS

The landing is carpeted with ceiling light, access to a storage cupboard housing the two-year-old combi boiler, and a partly boarded loft.

Bedroom one is a large double with two front aspect double glazed windows, built-in wardrobes with sliding doors, additional storage cupboard, carpeted flooring, and light fitting.

Bedroom two is a single room with rear aspect double glazed window, overhead storage, carpeted flooring, and light fitting. The room can accommodate a  $\frac{3}{4}$  bed if required.

The bathroom comprises a panelled bath with shower above, pedestal wash hand basin, low flush W/C, tiled flooring and walls, frosted rear aspect window, and ceiling light.

## GARDEN

The south-east facing rear garden includes a large patio, lawn, greenhouse, and above-ground pond. The garden is enclosed by fencing and mature borders, with an outside tap.

## OUTSIDE

To the side is a tarmacked car port with double doors to the front. Improvements include a new rubber roof (three years old), recent repainting, new fascias, and guttering.

The front of the property features a lawned garden with driveway providing parking for one vehicle.

## TENURE

Freehold

## TAX BAND

## SERVICES

All mains services are connected to the property. N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

## VIEWINGS

Viewings by appointment with Baker, Wynne and Wilson.  
Telephone: 01270 625214

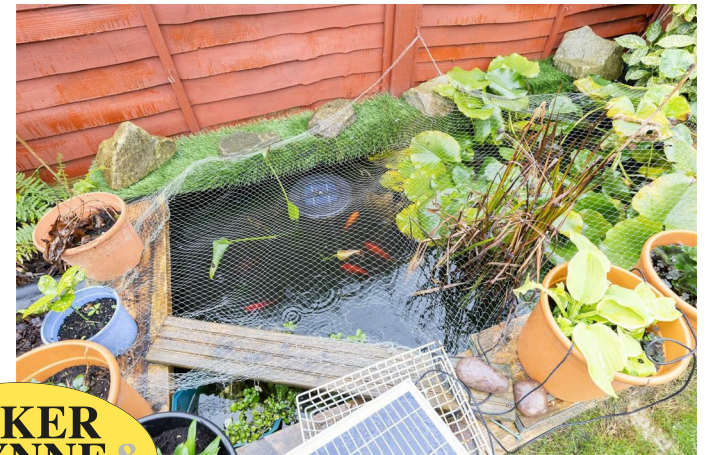


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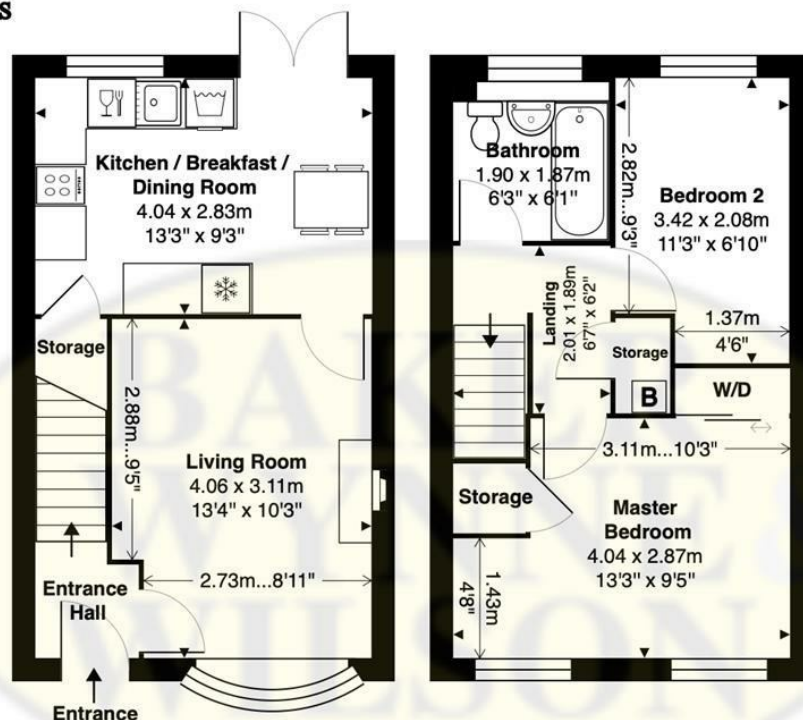
[www.bakerwynneandwilson.com](http://www.bakerwynneandwilson.com)





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WYNNE &  
WILSON**





**Ground Floor**  
Floor Area: 28.5 m<sup>2</sup> ... 306 ft<sup>2</sup>

**First Floor**  
Floor Area: 28.0 m<sup>2</sup> ... 301 ft<sup>2</sup>

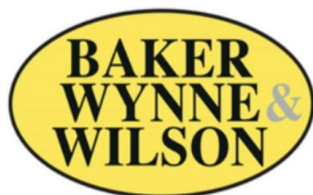
**34 SHERINGHAM DRIVE, CREWE, CHESHIRE, CW1 3XJ**

Approximate Gross Internal Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Leon Sancese from Green House EPC 2025. Copyright.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



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