



**10 Sedgemere Avenue**  
CW1 3YU  
**Asking Price £190,000**



STEPHENSON BROWNE

Viewing is highly recommended of this lovely detached home which is located within the popular and sought after residential area of Sedgemere Avenue located towards the north side of Crewe handily placed for local amenities and highly regarded schools.

This charming two bedroom home presents an excellent opportunity for a variety of buyers and is sure to impress any discerning purchasers. The property boasts a well designed layout making great use of all available space it features a welcoming reception room with bow window to the front that allows light to flood in, creating a perfect space for relaxation and entertaining.

The modern fitted kitchen is equipped with contemporary cabinets, making it a delightful area, again with patio doors which open onto the garden bringing the outside in.

To the first floor the modern shower room has been tastefully updated, ensuring both style and functionality. With two comfortable bedrooms, both with built in wardrobes, this home is ideal for small families, couples, or even those looking to downsize.

One of the standout features of this property is the ample parking space, accommodating multiple vehicles, along with a garage for additional storage or workshop needs. The private garden, predominantly laid to lawn, provides a lovely outdoor space for gardening enthusiasts or for children to play. Please note that the area of grass to the side of the property also belongs to the property.

Conveniently located near Bentley Motors and Leighton Hospital, this home is perfectly positioned for those working in these prominent local establishments. The property is well presented throughout, making it move-in ready for its new owners.

With its appealing features and prime location, this detached house is sure to attract a wide range of buyers looking for a comfortable and modern living space.

Do not miss the chance to make this delightful property your new home.

### Entrance Hall

**Lounge**  
13'3" x 10'6" (4.040m x 3.203m)

**Kitchen/Diner**  
14'0" x 9'6" (4.29m x 2.90m )

**Stairs To First Floor**

**Landing**

**Bedroom One**  
15'3" x 9'5" maximum (4.649m x 2.894m maximum)

**Bedroom Two**  
9'1" x 6'3" (2.779m x 1.927m)

**Modern Shower Room**





### Externally

The property stands within lovely landscaped gardens, the rear of which will provide a wonderful outdoor area to be enjoyed by family and friends throughout the summer months. Please note that the area of grass to the side of the property also belongs to the property.

### Garage & Driveway

Detached garage and driveway located to the rear of the property providing invaluable off road parking.

### 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

### 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.

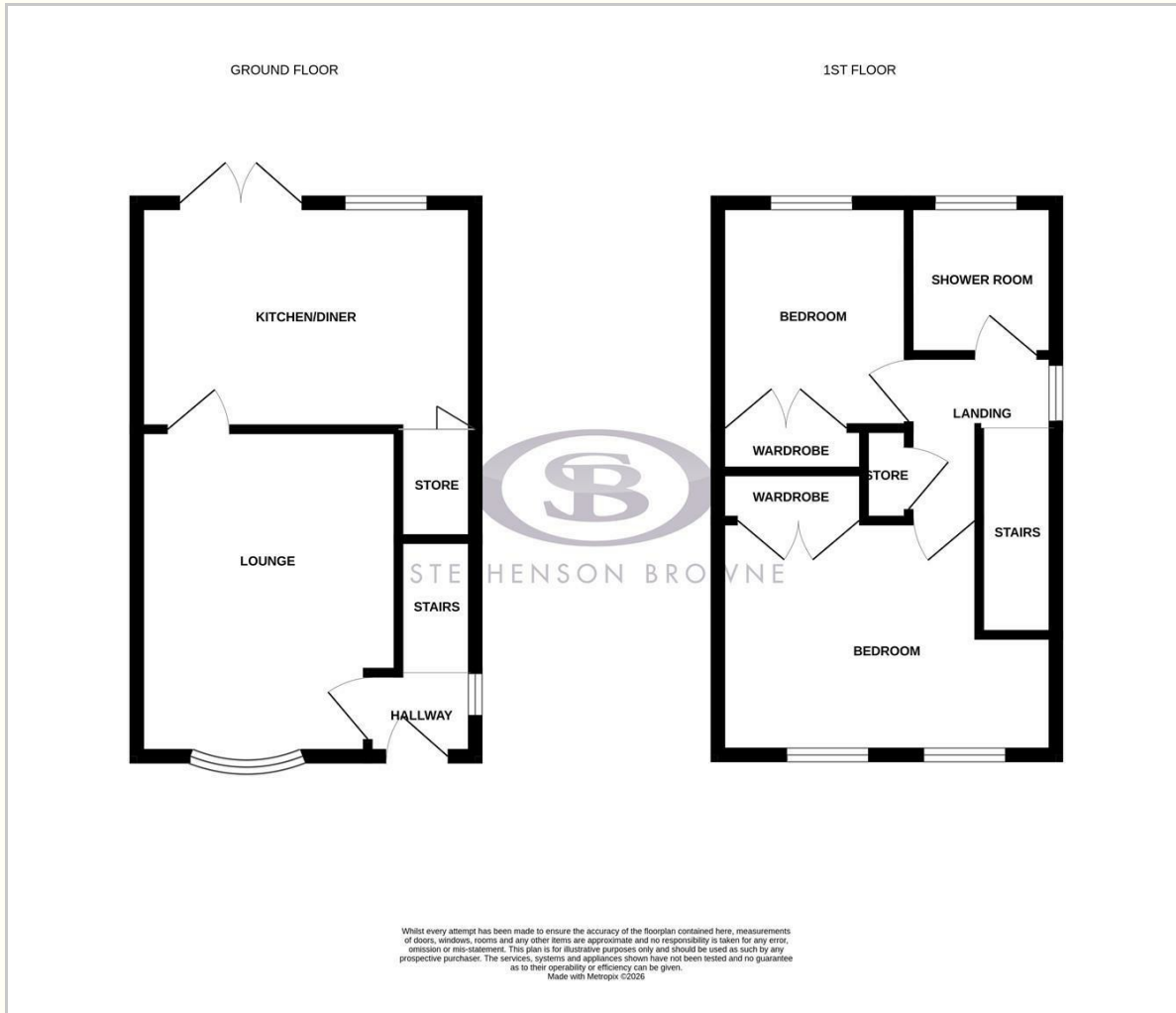
### Why choose us?

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.



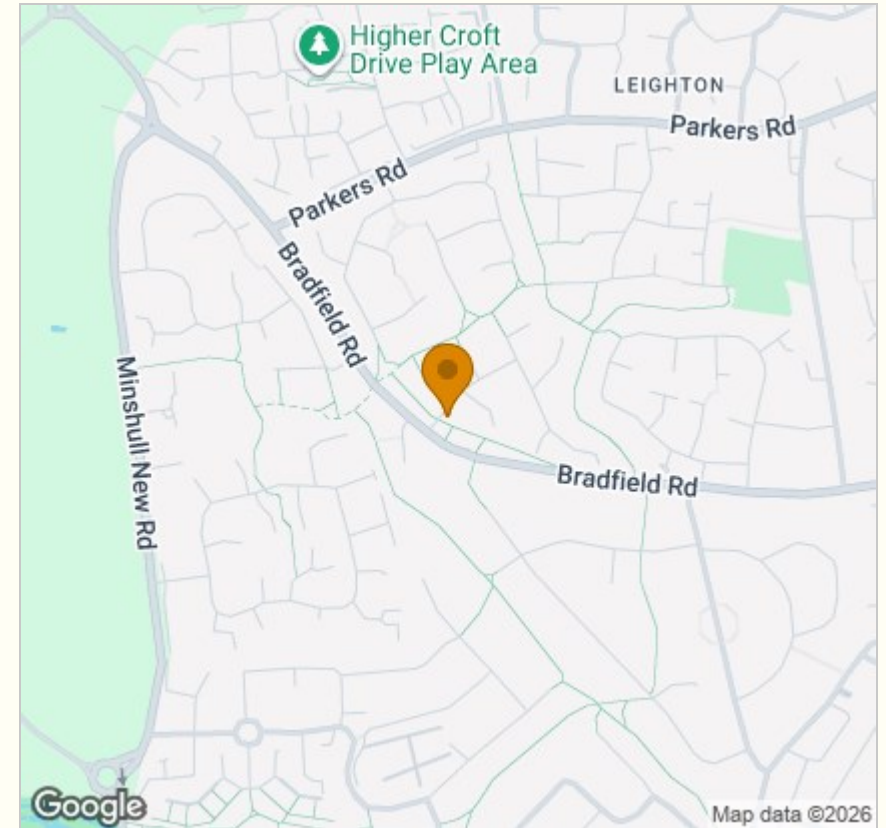
## Floor Plan



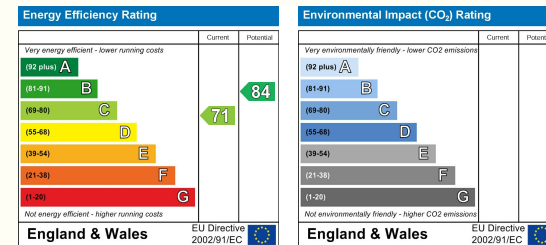
## Viewing

Please contact our Crewe Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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