



40 Sorbus Drive

CW1 4EX

Offers Over £200,000



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STEPHENSON BROWNE

Stephenson Browne are delighted to present this charming extended semi detached home for sale which has been renovated to a high standard offering a beautiful contemporary home. Nestled in the sought after area of Sorbus Drive this delightful property offers an excellent opportunity for a wide range of buyers especially first time buyers looking to step onto the property ladder with a comfortable and modern home. Featuring two generously proportioned bedrooms, the accommodation is thoughtfully arranged to suit the needs of modern living, providing both space and practicality in equal measure.

Recently renovated, the house features spacious rooms that create an inviting atmosphere, perfect for both relaxation and entertaining. The large kitchen diner is a standout feature, providing ample space for family meals and gatherings with friends. This well appointed area is ideal for those who enjoy cooking and socialising in a warm, welcoming environment.

In addition to its interior charm, the property offers the convenience of large off-road parking, ensuring that you and your guests will never have to worry about finding a space. The combination of modern renovations and practical amenities makes this home a fantastic choice for anyone looking to settle in a friendly neighbourhood.

With its appealing features and prime location, this semi-detached house on Sorbus Drive is not to be missed. It represents a wonderful opportunity to step onto the property ladder in Crewe, where comfort and convenience await.



Entrance Hall

Lounge

11'11" x 12'5"

W.C.

6'6" x 5'2"

Kitchen

11'9" x 8'10"

Kitchen/Diner

18'0" x 9'4"

Garage

6'10" x 8'10"

Storage

7'2" x 6'0"

Stairs To First Floor

Landing

Bedroom One

11'11" x 12'5"

Bedroom Two

11'11" x 9'0"

Bathroom

6'6" x 5'8"

Externally

A tidy, fenced garden with a circular stone patio and a lawn bordered by shrubs and trees. The front parking yard offers a spacious, neatly paved area with additional gravel parking, providing ample off-road space for multiple vehicles.

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 A

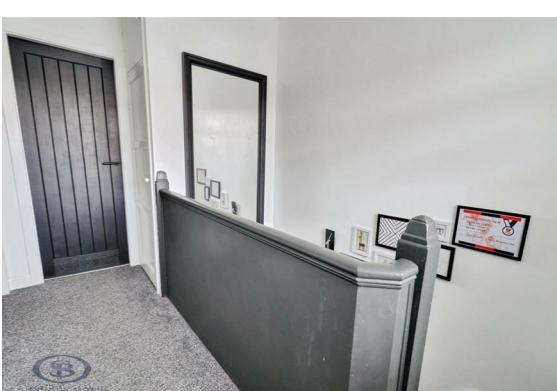
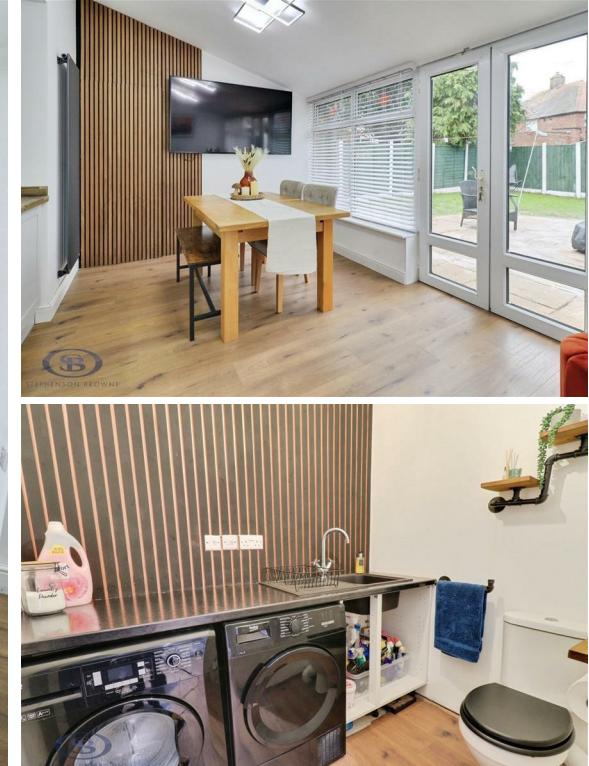
Tenure

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.

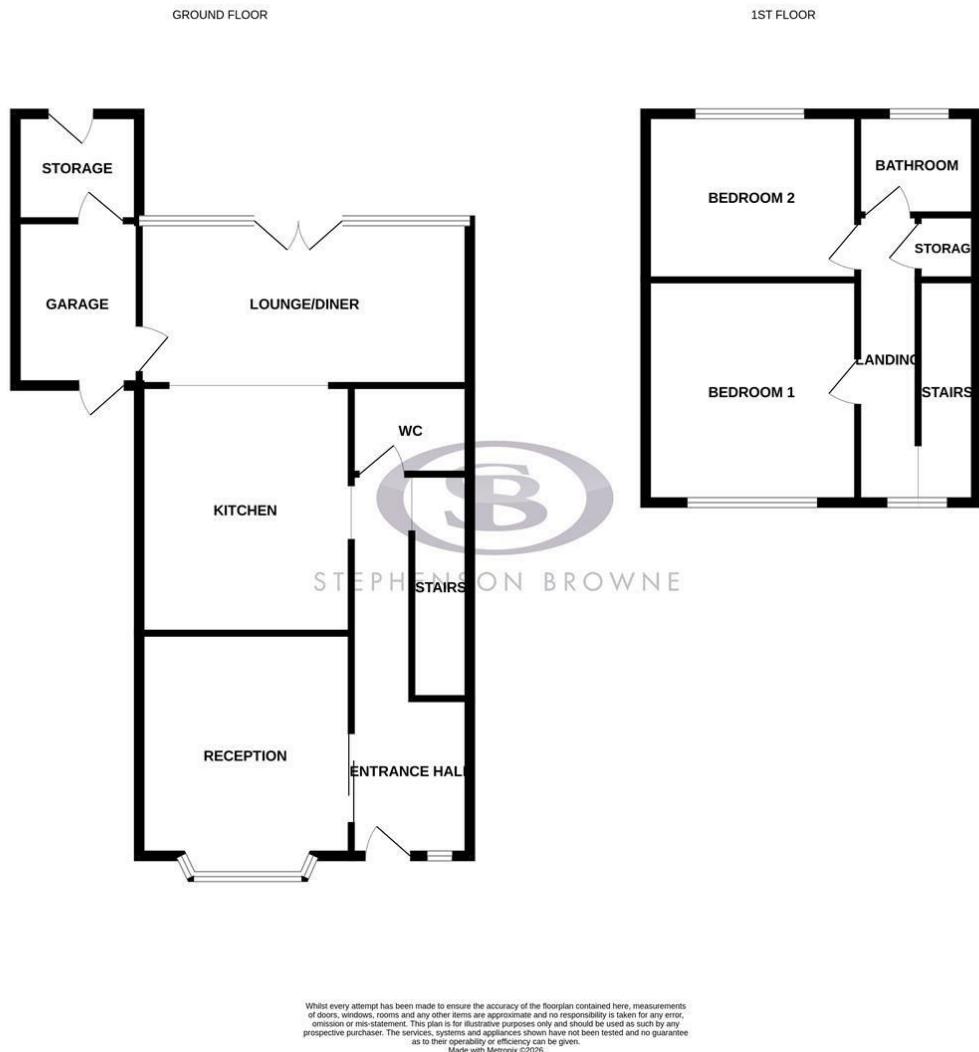
For a FREE valuation, please call or email and we will be delighted to assist.



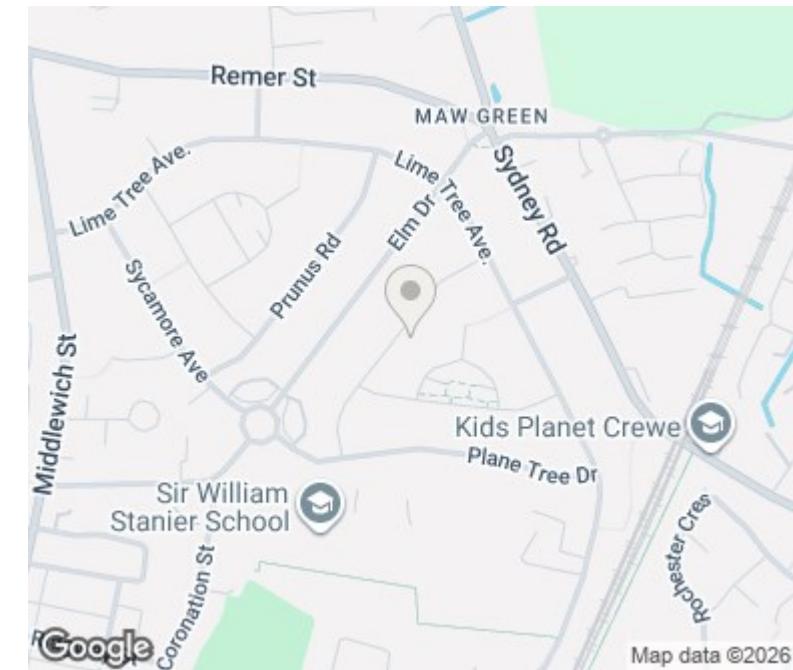
- Great Opportunity For First-Time Buyers
- Recently Renovated
- Two Double Bedrooms
- Large Off-Road Parking
- Stunning Open-Plan Kitchen Diner
- Close To Public Amenities
- Extended Diner
- Council Tax Band A
- Freehold
- Must View!



Floor Plan



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		
	74	
	61	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 the correctness of each item; (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