



STEPHENSON BROWNE

## Sheringham Drive, Crewe

CW1 3XJ



**£172,500**

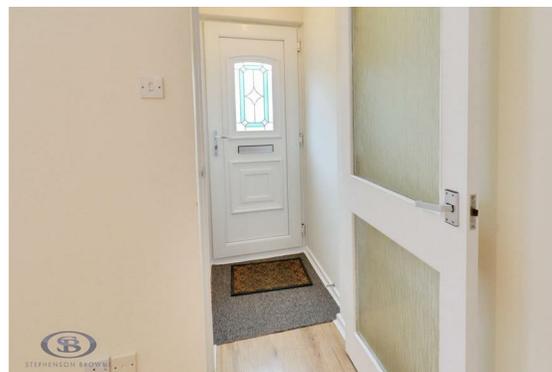
## Description

Stephenson Browne are delighted to present this well-maintained two-bedroom home located on Sheringham Drive in Crewe. Situated within a popular residential area, this property offers comfortable and practical living space, making it an ideal purchase for first-time buyers, small families, or investors.

The ground floor accommodation begins with a bright and welcoming living room, offering a comfortable space for relaxation and everyday living. To the rear of the property is a well-appointed kitchen with ample worktop and storage space, along with room for dining and access to the rear garden.

To the first floor, the property offers two well-proportioned bedrooms along with a modern family bathroom fitted with contemporary fixtures. Both bedrooms provide comfortable accommodation and benefit from good natural light.

Externally, the property benefits from a private rear garden, providing an ideal outdoor space for relaxing, gardening, or entertaining. Sheringham Drive is conveniently located close to local amenities, schools, and transport links, offering easy access to the town centre and surrounding areas.

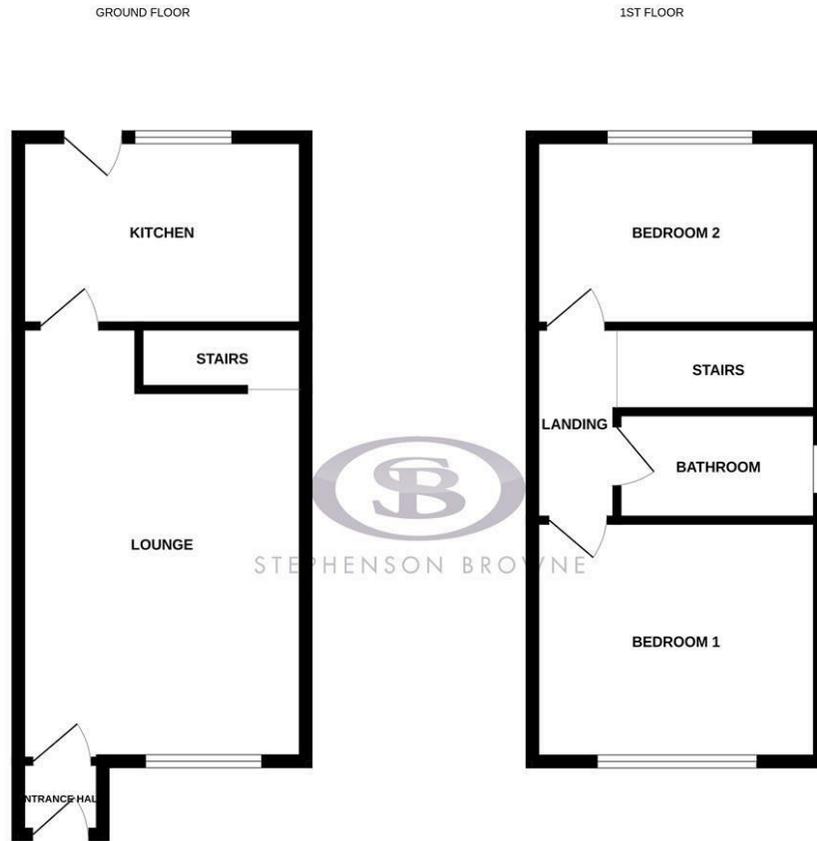




## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**T: 01270 252545 E: [crewe@stephensonbrowne.co.uk](mailto:crewe@stephensonbrowne.co.uk)**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)