



22 Thirlmere Road

CW2 8AQ

Offers Over £250,000



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STEPHENSON BROWNE

We here at Stephenson Brown delight in bringing to the market this fantastic home, extended and renovated to a high standard, sure to impress any discerning purchasers and demanding an early viewing.

Occupying arguably the perfect spot within the cul-de-sac, nestled in nicely and standing proud within this substantial corner plot. A highlight of this home are the screened gardens which extend to the front, side and rear making this delightful home on Thirlmere Road ideal for a wide variety of buyers. It offers a perfect blend of comfort and convenience, both contemporary and stylish with each room flowing seamlessly into the next.

With the open plan format, skylight windows and large bi-fold doors opening onto the garden this already beautiful home exudes luxury, it is stunning, enhanced by natural light creating a bright and airy feel throughout.

The inviting reception room, provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests, a place where memories can be made and treasured. The ground floor accommodation has been thoughtfully designed to allow designated relaxation zones or alternatively an open plan setting to enjoy while socialising with family and friends giving you the best of both worlds!

With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The stylish modern bathroom completes the accommodation ensuring that all your daily needs are met with ease and with the addition of a ground floor cloakroom and utility daily routines should be a breeze.

Wistaston is known for its picturesque surroundings and excellent local amenities, making it a desirable location for both families and professionals. With easy access to nearby highly regarded schools, the renowned Queens park, golf course and local shops, this property is ideally situated for a convenient lifestyle



Crewe, located in Cheshire, is a town steeped in rich history and vibrant culture, offering several landmarks of interest. Queens Park, a beautifully maintained Victorian park, is the heart of Crewe's green spaces. Renowned for its ornamental gardens, scenic lake, and charming bandstand, it is a popular spot for relaxing strolls and community events.

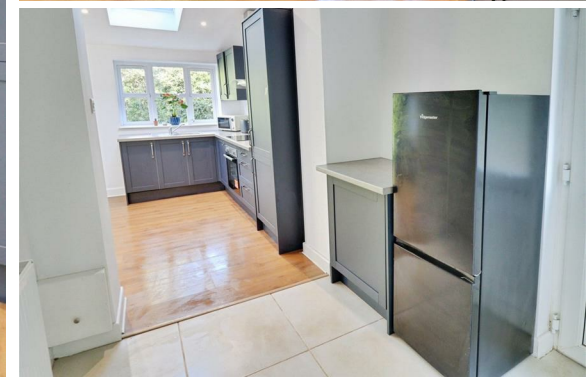
The Crewe Lyceum Theatre, a historic venue dating back to 1881, hosts a diverse range of performances, from plays and musicals to comedy shows. This cultural gem is a key part of the town's entertainment scene.

Crewe is home to several major employers that play a significant role in the town's economy. Bentley Motors is perhaps the most iconic, with its headquarters and factory based in the town. As a world-renowned luxury car manufacturer, Bentley not only employs thousands of local residents but also attracts engineering talent from across the globe.

Leighton Hospital is another key employer, providing vital healthcare services to the region and offering a range of jobs in medical, administrative, and support roles.

The town's historical connection to the rail industry remains strong, with Crewe Railway still serving as a major employer. Network Rail and other rail-related companies maintain significant operations in the area, supporting jobs in engineering, logistics, and transport. These employers, spanning automotive, healthcare, and rail, form the backbone of Crewe's economy and contribute to the town's distinctive character.

For railway enthusiasts, the Crewe Heritage Centre is a must-visit. This fascinating museum celebrates the town's deep-rooted connection with the railway industry, featuring historic locomotives, interactive exhibits, and even a signal box experience. Together, these landmarks capture the essence of Crewe's unique heritage and community spirit.



Entrance Hall

Lounge (Open plan to dining area)

17'2" x 10'5"

Open Plan Fitted Kitchen Diner

16'5" x 9'7"

Utility Area

7'2" x 6'10"

Cloakroom

Stairs to First Floor

Bedroom One

11'4" x 10'7"

Bedroom Two

10'9" x 8'9"

Bedroom Three

8'0" x 7'4"

Family Bathroom

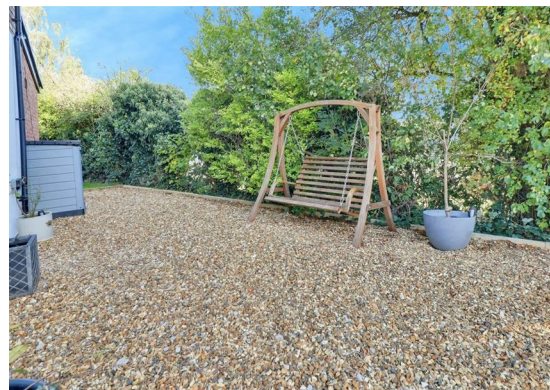
8'0" x 5'3"

Externally

The property stands proud behind an enclosed garden providing invaluable off road parking within the extensive gravelled area. The gardens extend to the side and rear providing a beautiful outdoor space to be enjoyed by all.



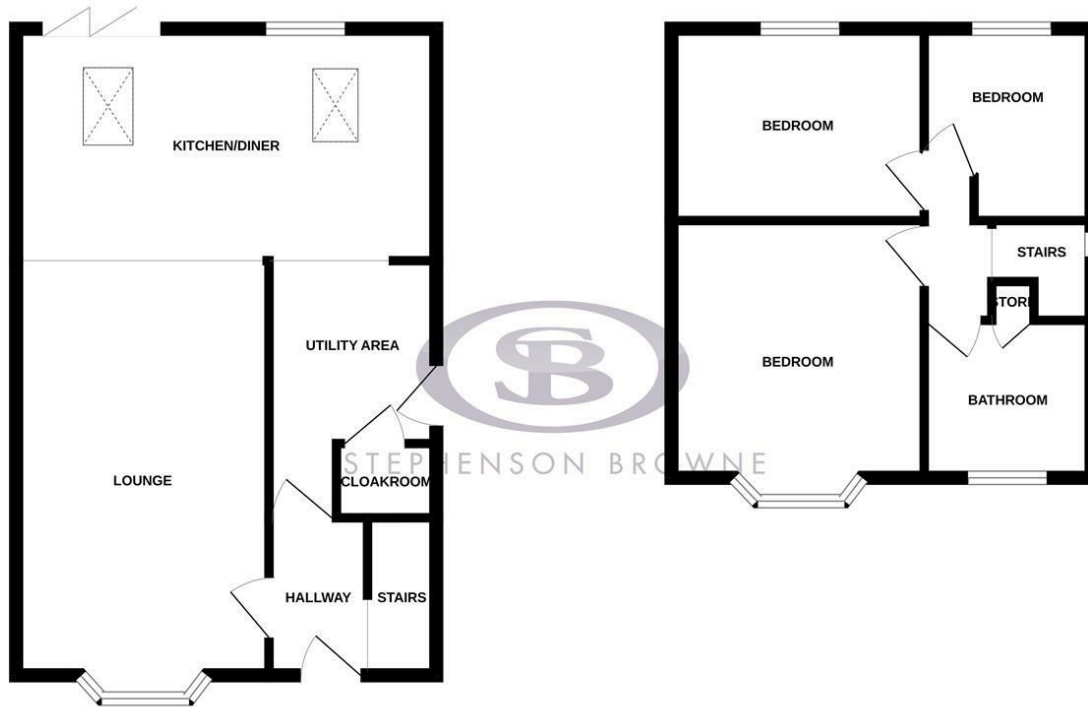
- Extended And Beautifully Renovated
- Sure To Impress Upon Inspection
- Occupying A Prime Position Within The Cul-De-Sac
- Corner Plot With Gardens To The Front, Side & Rear
- Enjoying A High Degree Of Privacy
- Stunning Open plan Fitted Kitchen Diner Sitting Room
- Three Generous Size Bedroom
- Modern First Floor Bathroom Suite & Ground Floor W.C.
- Close To Highly Regarded Schools & Local Amenities
- Suitable For A Wide Variety Of Buyers



Floor Plan

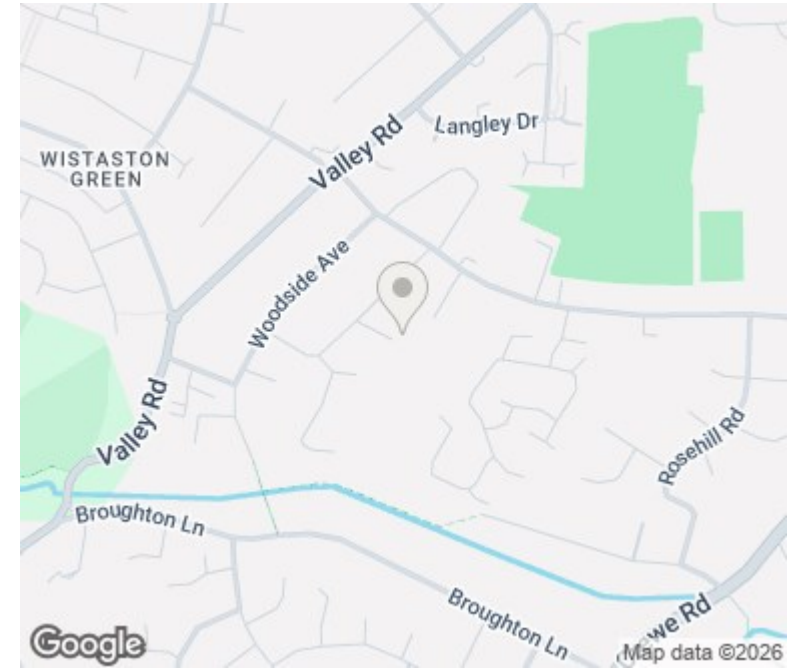
GROUND FLOOR

1ST FLOOR



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 | | | |
| (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.

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