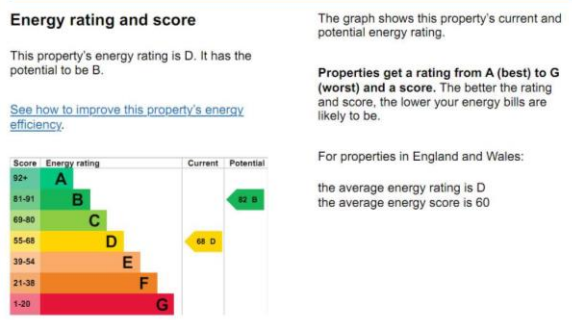


Energy performance certificate (EPC)	
3, Ruskin Road CONGLETON CW12 4EA	Energy rating <b>D</b>
Property type Semi-detached house	Valid until: 20 September 2029
Total floor area 76 square metres	Certificate number: 0716-2813-7116-9091-9681

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)

**3 Ruskin Road,**  
Congleton, Cheshire CW12 4EA

**Selling Price: £230,000**

- MODERN & STYLISH SEMI-DETACHED HOME
- TWO GENEROUS DOUBLE BEDROOMS
- SPACIOUS & HIGH QUALITY DINING KITCHEN WITH INTEGRATED APPLIANCES
- LUXURIOUS FOUR PIECE BATHROOM SUITE
- AMPLE STORAGE SPACE
- BLOCK PAVED TRIPLE WIDTH DRIVEWAY FOR THREE CARS
- PRIVATE REAR GARDEN WITH EXTENSIVE PATIO AREA
- CLOSE TO TOWN CENTRE & ALL AMENITIES



## Modern and Stylish Two-Bedroom Home

This beautifully upgraded two-bedroom property offers a stylish and comfortable lifestyle in the sought-after Cheshire town of Congleton. With excellent schools, convenient amenities, and easy access to major transportation links, this home is perfect for families and professionals.

### Key Features:

- **Modern Day Living:** Enjoy a spacious and modern dining kitchen/dining with high-quality finishes and built-in appliances. Step outside to the private rear gardens with patio/BBQ area for outdoor entertaining.
- **Stylish Design:** The entire home over recent years has been comprehensively upgraded, creating a modern and inviting atmosphere.
- **Abundant Storage:** Benefit from ample storage space, including a large under-stairs cupboard, a walk-in wardrobe, and a boarded loft.
- **Luxurious Bathroom:** Relax in the spacious and modern bathroom,

featuring a four-piece suite to include a separate shower and stylish décor.

- **Generous Bedrooms:** The two double bedrooms offer plenty of space, with the master bedroom featuring a walk-in wardrobe.
- **Prime Location:** Enjoy the convenience of living close to the vibrant town centre. Benefit from excellent schools, including highly-rated primary and secondary schools. Easily access major transportation links, including rail and motorway networks.

This stunning property offers the perfect combination of style, comfort, and convenience. Don't miss this opportunity to make it your home!

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Composite panelled front door with double glazed panels.

**HALL 12' 5" x 5' 5" (3.78m x 1.65m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. White washed oak effect floor. Stairs to first floor.

**LOUNGE 12' 10" x 12' 6" (3.91m x 3.81m) to alcove :** PVCu double glazed window to front aspect. Double panel central heating radiator. Natural oak cupboards and

shelves fitted to alcove. 13 Amp power points. White washed oak effect floor.

**DINING KITCHEN 19' 0" x 8' 5" (5.79m x 2.56m) :** Two PVCu double glazed windows to rear aspect. Low voltage downlighters inset. Extensive range of tasteful wood grain effect shaker style eye level units, with under pelmet lighting, and base units in cream with granite effect preparation surfaces over with preformed drainer and stainless steel sink unit inset with chefs mixer tap. Built in induction hob with glass and stainless steel extractor hood over. Built in double electric oven and grill. Integrated dishwasher. Space and plumbing for washing machine. Space for American style fridge/freezer. Cream metro tiles to splashbacks. Anthracite grey contemporary style wall mounted radiator. Flush ceiling speakers. 13 Amp power points. Slate effect tiled floor. Composite panelled and double glazed door. Deep recessed understairs storage cupboard with 13 Amp power points.

**First Floor :**

**LANDING :** PVCu double glazed window to side aspect. Single panel central heating radiator.

**BEDROOM 1 FRONT 13' 2" x 10' 3" (4.01m x 3.12m) to alcove :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. White washed oak effect floor. Built in wardrobes and drawers to one wall.

**WALK-IN WARDROBE 5' 4" x 4' 8" (1.62m x 1.42m) :** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. White washed oak effect floor.

**BEDROOM 2 REAR 10' 9" x 9' 10" (3.27m x 2.99m) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. White washed oak

effect floor. Access to roof space with folding wooden ladder, housing a Vaillant combi boiler, partially boarded with light.

**BATHROOM 8' 8" x 7' 8" (2.64m x 2.34m) :** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C. with concealed cistern, wide ceramic wash hand basin with chrome mixer tap, with drawers beneath. Tiled panelled bath. Large corner shower cubicle with glass doors housing a thermostatically controlled mains fed shower. Fully tiled walls and floor.

**Outside :**

**FRONT :** Granite block paved, triple width driveway for three cars.

**SIDE :** Wide storage amenity area. Secure gated access to front.

**REAR :** Adjacent to the rear of the property is an extensive Indian stone paved terrace ideal for alfresco dining with lawned gardens beyond encompassed with timber lapped fencing. Cold water tap. External power point. Space for timber garden shed.

**TENURE :** Freehold (subject to solicitor's verification).

**SERVICES :** All mains services are connected (although not tested).

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**TAX BAND:** B

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV: CW12 4EA

