



3 RUSKIN ROAD, CONGLETON, CW12 4EA

£225,000



STEPHENSON BROWNE

A home ideal for a variety of purchasers including first time buyers or buy to let investors achieving a monthly rental of £950! Stephenson Browne are delighted to market this lovely two bedroom semi detached property boasting many selling points including a great size garden, off road parking for two cars and two double bedrooms, the master with walk in wardrobe. Only a short walk into Congleton Town Centre and to Astbury Mere Country Park, as well as many local shops and amenities close by, you really have almost everything on your doorstep making this an extremely convenient location.

Internally you are welcomed into the entrance hall with stairs leading to the first floor accommodation, from here you have access to the spacious living room, kitchen/diner with a modern fitted kitchen offering some integrated appliance with space for a dining table, access to the under stair storage cupboard and external access out into the enclosed rear garden. To the first floor you have a landing providing access to two good size double bedrooms, the master with walk in wardrobe, and a modern four piece suite bathroom.

Externally to the front of the property is a brick paved driveway with space for multiple vehicles. To the rear of the property is a good sized garden with paved patio directly outside the back door leading to a laid to lawn area with a range of greenery. This is a great low maintenance space for children to play or for having summer parties with friends.

An early viewing is highly recommended to appreciate what this fantastic property has to offer!!



Entrance Hall

124" x 5'4"
External front entrance door, UPVC double glazed window to the front elevation, access to further ground floor accommodation and stair access to first floor accommodation, quick-step laminate flooring, ceiling light fitting, central heating radiator, power points.

Living Room

12'9" x 12'5" max
UPVC double glazed window to the front elevation, quick-step laminate flooring, ceiling light fitting, central heating radiator, fitted shelving and TV unit in alcove, decorative fireplace, power points.

Kitchen/Dining Room

18'11" x 8'4"
Modern fitted Kitchen comprising wall and base units with granite effect work surface over, tiled splash back, inset sink with single drainer and pull out mixer tap, induction hob with extractor over, double electric oven and grill, integrated dishwasher, space and plumbing for a washer/dryer, space for American style fridge freezer, modern vertical central heating radiator, flush ceiling speaker with remote, ample power points, tiled flooring, access to under stair storage, ceiling spotlights, two UPVC double glazed windows to the rear elevation, external side access door.

Landing

Providing access to all first floor accommodation, UPVC double glazed window to the side elevation, carpet flooring, central heating radiator, carpet flooring, power points.

Bedroom One

13'1" x 10'2"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, quick-step laminate flooring, built in wardrobes, power points, access through to the...

Walk In Wardrobe

5'3" x 4'7"
UPVC double glazed window to the front elevation, quick-step laminate flooring, central heating radiator, ceiling light fitting, power points, fitted clothes rails, drawers and storage.

Bedroom Two

10'8" x 9'9"
UPVC double glazed window to the rear elevation, ceiling light fitting, quick-step laminate flooring, central heating radiator, power points, access to loft with folding wooden ladder, partially boarded with light, housing the combi boiler.

Bathroom

8'7" x 7'8"
Stylish four piece suite comprising low level WC, vanity unit with hand wash basin and mixer tap, low level bath with inset mixer tap, large walk in mixer shower with removable shower head and tiled splash back, tiled flooring, tiled walls throughout, chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the rear elevation.

Externally

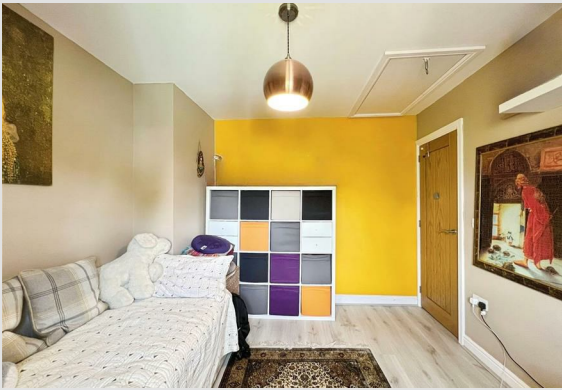
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Tenure

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.

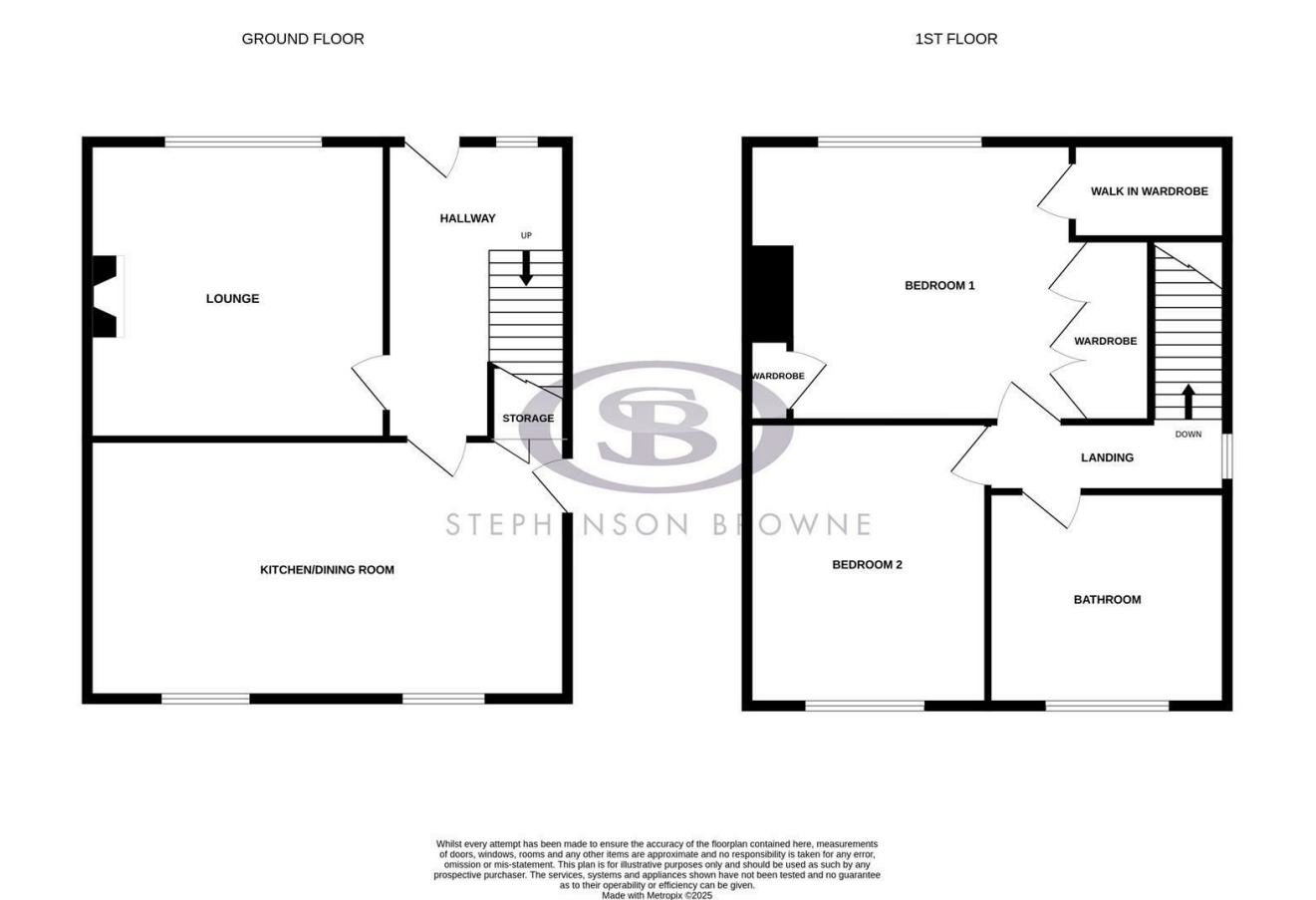
Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

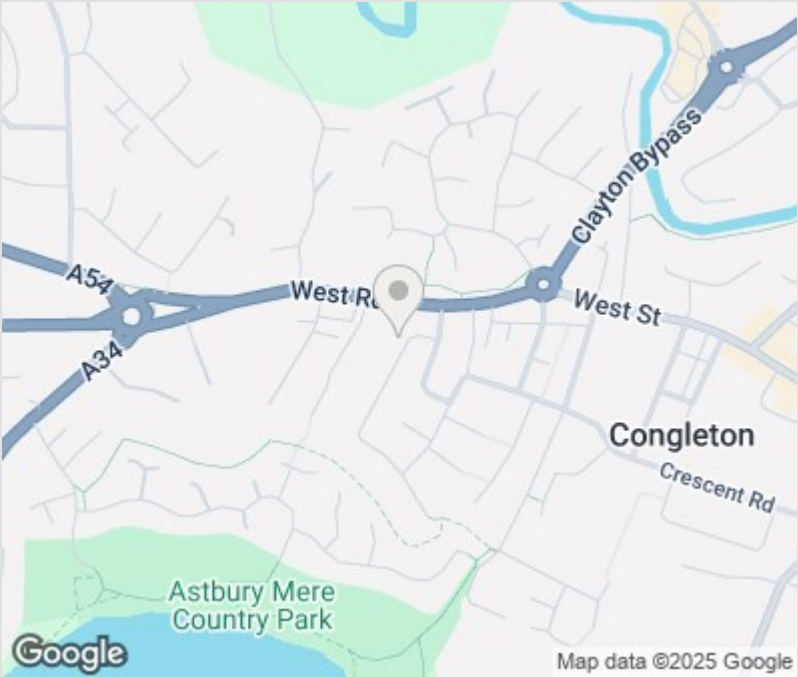




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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