



**96 Ruskin Road**  
CW2 7JS  
**Asking Price £175,000**

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Stephenson Browne are delighted to present this charming terraced house with three bedrooms that exudes character and warmth. This period property boasts immaculate presentation and has been lovingly maintained, making it a perfect blend of character and modern convenience.

As you step inside, you'll be greeted by a well proportioned interior that offers a welcoming and inviting atmosphere. The large kitchen is perfect for whipping up delicious meals and hosting gatherings with loved ones. With three bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room.

One of the highlights of this property is the delightful rear garden, where you can relax and unwind after a long day or enjoy al fresco dining during the warmer months. The off road parking adds a touch of convenience, ensuring you never have to worry about finding a parking spot after a long day.

Located in a sought after area, this property offers not just a place to live, but a lifestyle. Close to amenities, schools, and transport links, you'll have everything you need right at your doorstep. Don't miss the opportunity to make this charming terraced house your new home.

### Entrance Hall

### Lounge

11'6" x 11'4" (3.53m x 3.47m)

### Dining Room

14'10" x 12'3" (4.53m x 3.74m)





**Kitchen**  
12'7" x 9'10" (3.86m x 3.01m)

**Stairs to First Floor**

**Bedroom One**  
15'3" x 11'0" (4.67m x 3.37m)

**Bedroom Two**  
13'1" x 9'11" (4.01m x 3.04m)

**Bedroom Three**  
9'11" x 9'1" (3.04m x 2.77m)

**Bathroom**



**Externally**

The property is approached over a neat private driveway which provides ample off road parking. To the rear, the property has a delightful, walled garden being mainly laid to lawn with smart paving surrounding. There is a garden shed included in the sale.

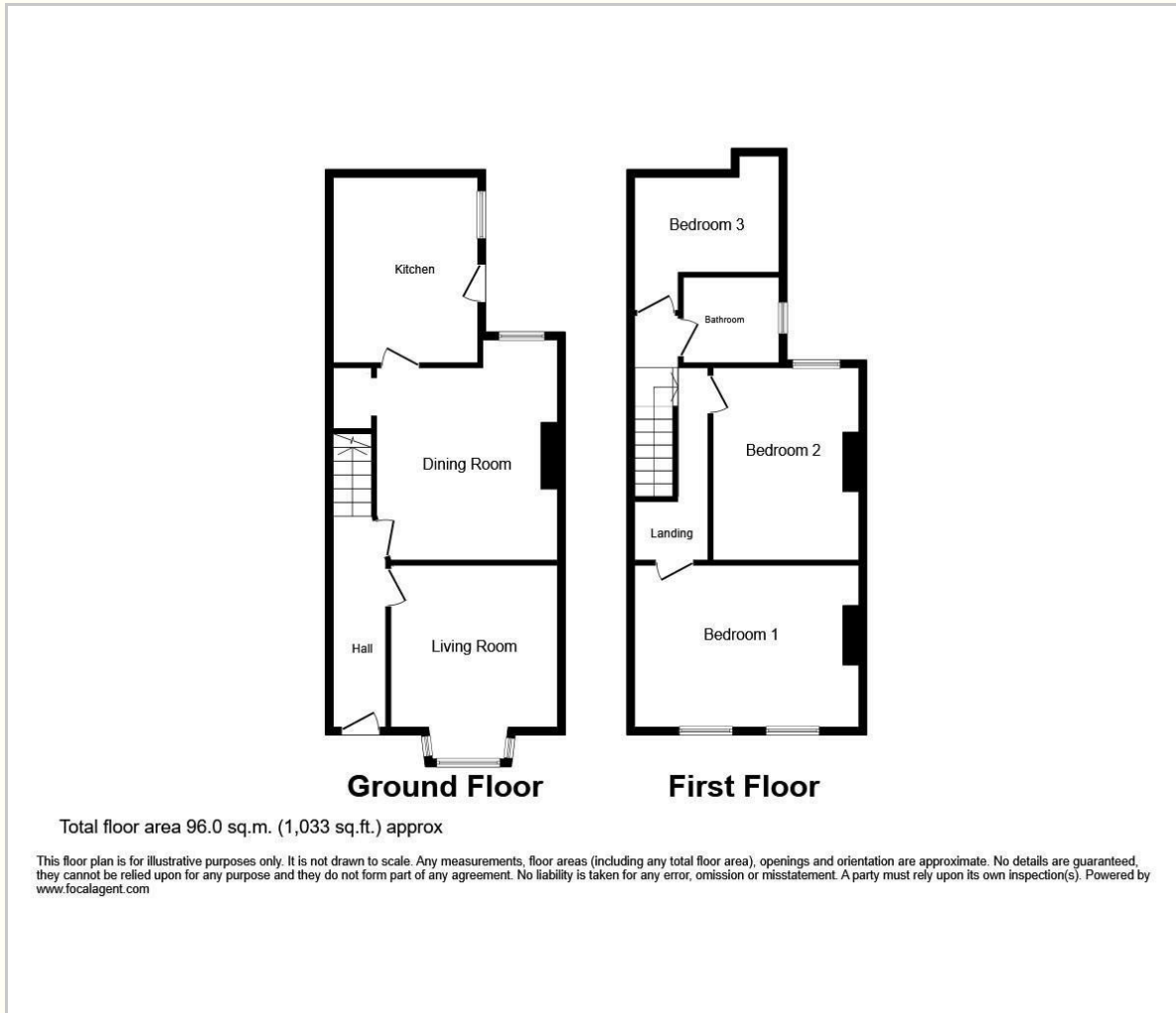
**Council Tax**  
Band A.

**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.

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



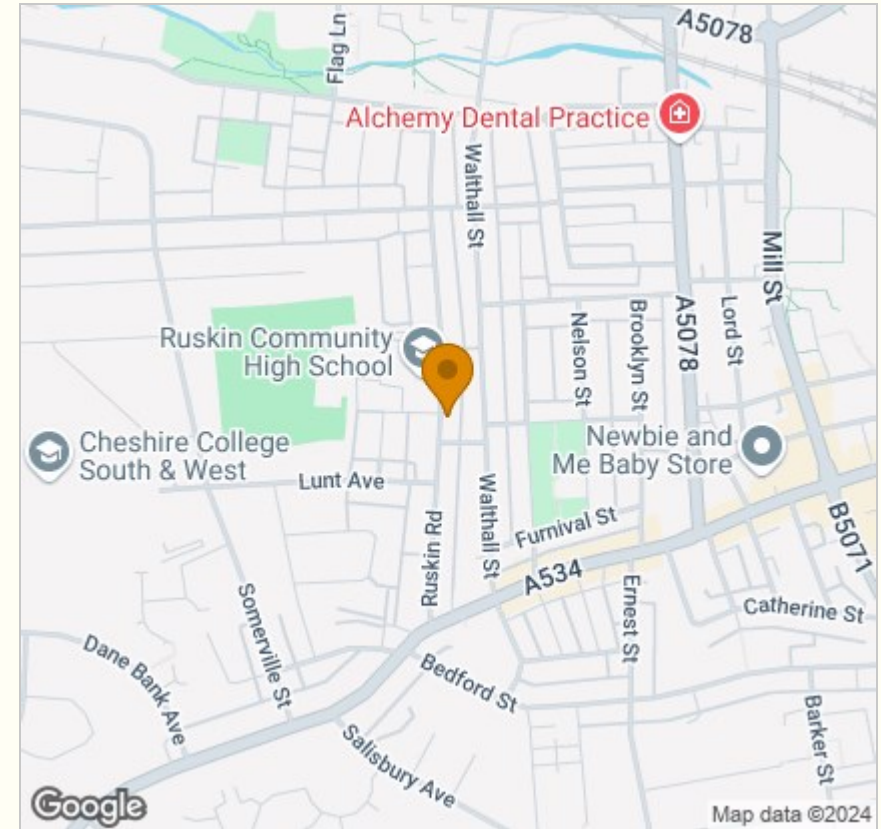
## Floor Plan



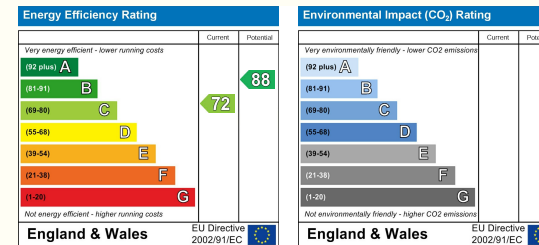
## Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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