



**195 Ruskin Road**

CW2 7JX

**£157,500**



STEPHENSON BROWNE



There is no buying chain involved in this delightful terraced home which will offer a perfect blend of period features and modern living. With its attractive bay windows and an original Minton tile floor to the hallway the property exudes character while providing a warm and inviting atmosphere.

Inside, you will find two generously sized reception rooms, ideal for both relaxation and entertaining. The fitted modern kitchen is well equipped, making meal preparation a pleasure. Additionally, the ground floor cloakroom adds convenience for guests and family alike, there is also a workshop to the rear which overlooks the garden with direct access to both the the garden and kitchen.

The property boasts three comfortable bedrooms, providing ample space for a growing family or for those who desire a home office. The modern bathroom is tastefully designed, ensuring a refreshing start to your day.

Outside, the house features off road parking for one vehicle, a valuable asset in this area. The lovely enclosed walled garden offers a private retreat, perfect for enjoying the outdoors or hosting summer gatherings, there are also double gates to the rear providing the potential for further off road parking if required.

This charming home on Ruskin Road is not just a property; it is a place where memories can be made. With its combination of space, style, and a desirable location, it presents an excellent opportunity for anyone looking to settle in Crewe.

Don't miss the chance to make this lovely house your new home.

**Entrance Hall**

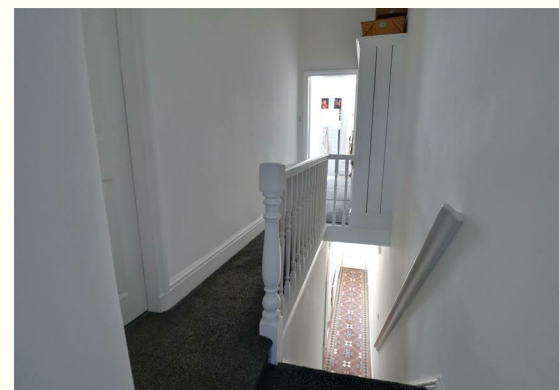
**Lounge**  
11'9" x 10'2" (3.604m x 3.122m)

**Dining/Sitting Room**  
14'11" reducing to 12'9" x 10'2" (4.561m reducing to 3.891m x 3.122m)

**Kitchen**  
13'9" x 9'8" (4.198m x 2.951m)







#### **Cloakroom**

3'8" x 3'1" (1.128m x 0.958m)

#### **Outbuilding/Sitting Area**

8'6" x 5'2" excluding walk in recess (2.591m x 1.583m excluding walk in recess)

#### **Stairs to First Floor**

Giving access to all rooms.

#### **Bedroom One**

13'8" x 12'2" excluding bay (4.186m x 3.732m excluding bay)

#### **Bedroom Two**

12'8" x 8'6" (3.886m x 2.607m)

#### **Bedroom Three**

8'7" x 7'4" excluding walk in recess (2.638m x 2.256m excluding walk in recess)

#### **Bathroom**

5'7" x 5'5" (1.708m x 1.658m)

#### **Externally**

The property is set behind a neat forecourt providing invaluable off road parking, to the rear there is an enclosed walled garden with double opening gates providing vehicular access if required.

#### **Tenure**

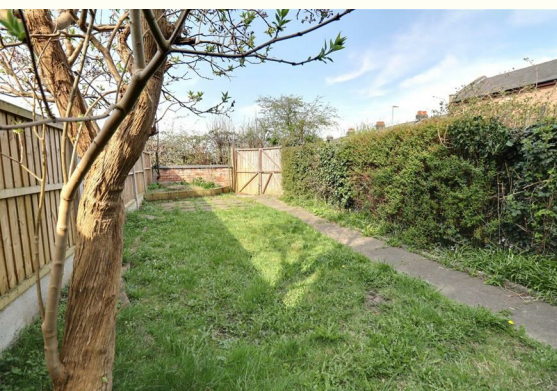
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

#### **Need to Sell?**

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

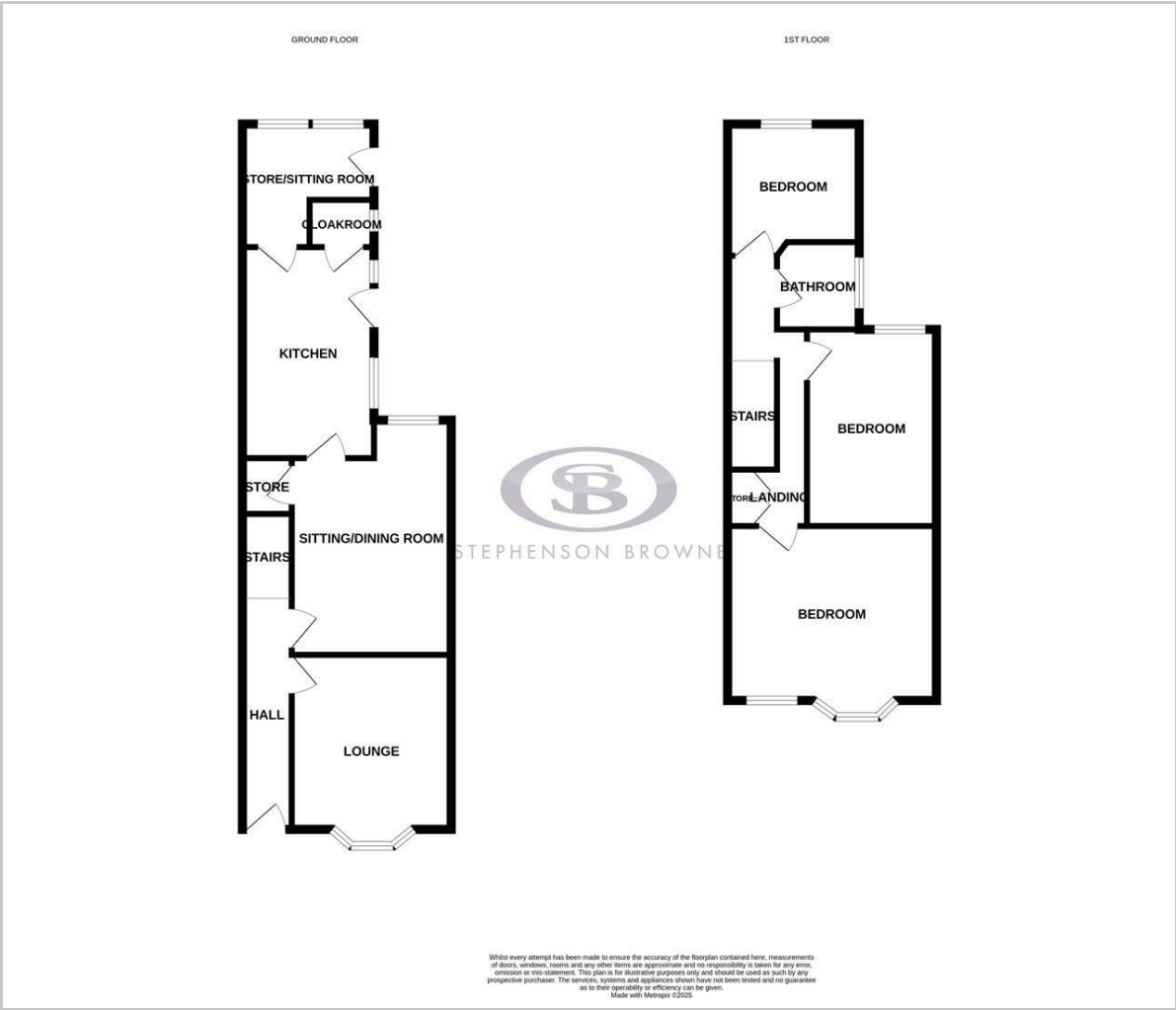
#### **Council Tax**

Band A





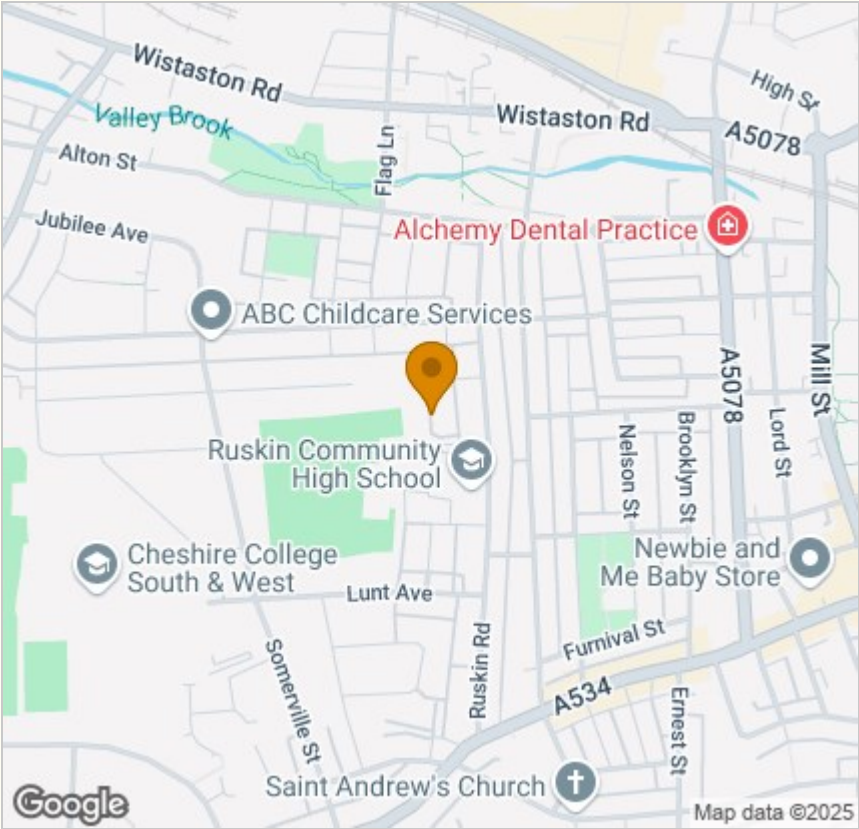
Floor Plan



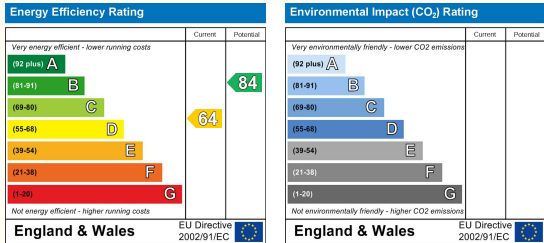
Viewing

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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