



22 RUSKIN DRIVE, M33 5TQ
£350,000

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DESCRIPTION

A WELL PRESENTED THREE DOUBLE BEDROOM MODERN TOWNHOUSE WITH NEARLY 1100-SQFT OF ACCOMMODATION ARRANGED OVER THREE FLOORS, LARGE GARDENS, DRIVEWAY AND A BRICK BUILT GARAGE!

This modern family home benefits from a useful downstairs WC, a modern 'Vaillant' gas central heating system, double glazing, separate utility room and a master bedroom complete with en-suite shower room.

The property forms part of a quiet Cul-De-Sac location which puts it within easy reach of excellent transport links and only a short distance from Sale Town Centre. The excellent local schools Trafford is renowned for are also close by including Ashton-on-Mersey secondary schools which is within easy walking distance.

In brief the accommodation comprises: Entrance hallway, downstairs WC, dining room, kitchen and a separate utility. To the first floor there is a large living room and the master bedroom which is serviced by an en-suite shower room. To the second floor there are two further double bedrooms and a family bathroom. Externally to the rear there is a ample sized garden which is mainly laid to lawn with an initial patio. To the side there is a brick built garage and driveway.

NO ONWARD CHAIN

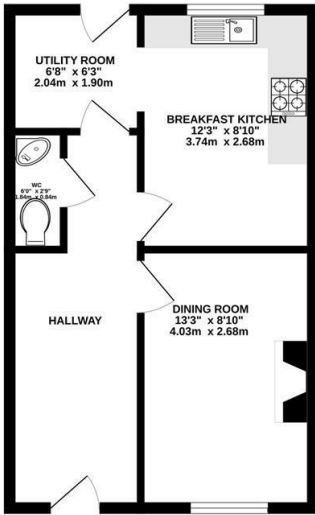
KEY FEATURES

- Three double bedroom townhouse
- Sought after and quiet Cul-De-Sac location
- Sizeable rear garden, driveway & garage
- Separate utility room
- Nearly 1100-SqFt of accommodation
- Master bedroom with en-suite shower room
- Useful downstairs WC
- No onward chain

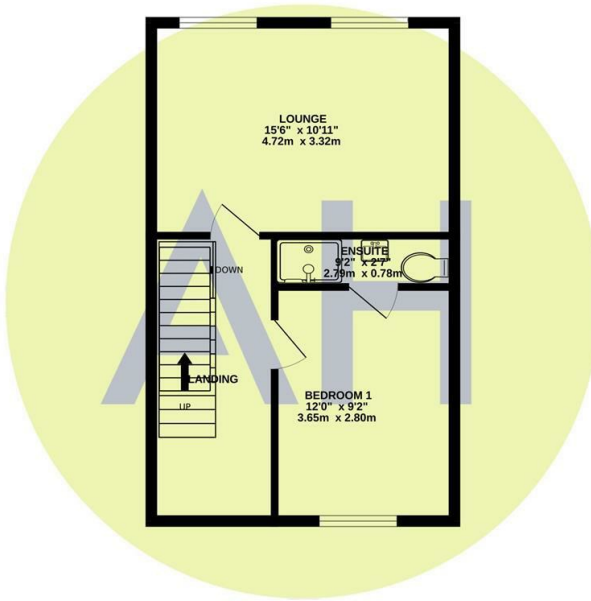




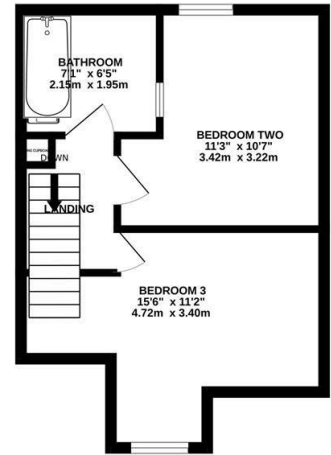
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

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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| 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 | | |