



8 Ruskin Avenue

Coniston, LA21 8EH

Guide Price £375,000

8 Ruskin Avenue

Coniston

8 Ruskin Avenue is a deceptively well proportioned, three bedroom mid-terrace house spread over three floors and benefits from improvements by the current owner throughout. Including new kitchen, bathroom, rewiring & plumbing and decoration creating a well presented property. A multifunctional house, suitable whether as a family home, holiday property or retirement property. With attractive open views, private parking and garage with manageable garden.

Ruskin Avenue is set in an established residential area only a short level walk into this popular Lake District village centre. There is a good range of amenities in the village together with local primary school and John Ruskin secondary school. The property benefits from attractive views to front and rear towards Coniston Old Man over the rear gardens.





Accommodation

UPVC front door.

Living Room

Generously proportioned light and airy room with high ceiling. Chimney breast which could be opened to create open fire or wood burning stove. View over the front garden. Attractive dark oak floor, built in original Victorian pine cupboard creating ideal storage facility alongside housing the consumer unit. Open staircase with pine banister rail.

Dining Room

Attractive light room with south facing views. Feature wood burning stove on a slate hearth and mantel with oak flooring. Semi open plan to;



Kitchen

Recently installed contemporary style kitchen comprising of 1.5 stainless steel sink unit, mixer tap and worktop. Four ring electric hob with extractor hood. Integrated appliances include fridge/freezer and oven. Freestanding washing machine and dishwasher. Rear UPVC glazed door and useful bench with draws underneath allowing you to put your boots on.

Cloakroom

WC with pedestal wash hand basin.





First Floor Landing

Front Bedroom One

Spacious twin room with high ceilings and lovely views towards the Coniston Fells.

Rear Bedroom Three

Good sized double room with attractive south facing views. Built in recessed cupboard providing useful storage facility currently housing the Worcester gas central heating boiler.

Second Floor

Landing

Front Bedroom Two

Spacious double with single dormer window providing lovely views towards the surrounding fells.

House Bathroom

Spacious white four piece suite comprising of corner bath, pedestal wash hand basin, WC and Electric Mira shower cubicle. Fully wall tiled, partial floor tiled with heated towel rail.





Outside

Small terrace to the front of the property as well as a small courtyard to the rear. The rear benefits from a service lane allowing access to parking for one vehicle and a single detached garage. Private garden to the rear of the garage with paved patio area bordering the river. Manageable lawn including a selection of shrubs and bushes with excellent country views towards the Coniston Fells.

Directions

On entering the village on Yewdale Road turn left at The Yewdale Hotel onto Tilberthwaite Avenue and proceed down the road turning first right into Ruskin Avenue, number 8 can be found half way along on the right hand side.

<https://what3words.com/patrolled.shark.moral>

Tenure

Freehold.

Services

All mains services are connected. Gas central heating.

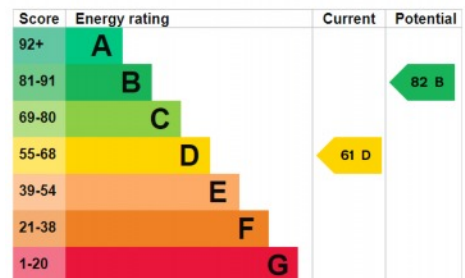
Council Tax Band

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Broadband

76 Mbps download speed (based on Ofcom.com results)





Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.