



STEPHENSON BROWNE



**44 Ruscoe Avenue, Sandbach
CW11 3HG
£250,000**

PROPERTY SOLD PRIOR TO LISTING - SIMILAR PROPERTIES REQUIRED!

Agents Remarks

A delightful period semi-detached house presenting an excellent opportunity for families seeking a modern yet characterful home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts three generously sized double bedrooms, providing ample space for family living. The well-appointed bathroom and a convenient downstairs WC enhance the practicality of the layout. The heart of the home is a bright and airy double aspect living room, which features patio doors leading out to the garden.

The property is complemented by a separate utility area, ensuring that household chores are easily managed. Outside, you will find an extensive driveway that accommodates multiple vehicles.

Conveniently located within walking distance to Sandbach Town Centre, this home is also close to highly regarded local schools, making it an ideal choice for families. This property truly combines modern living with the charm of a period home, making it a must-see for anyone looking to settle in this lovely area.

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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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