



**198 Ruskin Road**

CW2 7JX

**Asking Price £150,000**



3



1



2



C



STEPHENSON BROWNE

Standing on the charming Ruskin Road in Crewe, this traditional terraced house presents an excellent opportunity for investors. The property boasts three well proportioned bedrooms, making it ideal for families or individuals in need of extra space. With two inviting reception rooms, there is ample room for relaxation and entertaining guests.

The property currently houses a tenant, however there is potential to negotiate for vacant possession, making this property an excellent buy for an investor or someone looking to upsize into the perfect family home. From an investment perspective, these homes are always in demand for prospective tenants being so close to a variety of schools and amenities.

A rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting small gatherings. Additionally, the location is conveniently close to local amenities, including shops, schools, and parks, making daily life both easy and enjoyable.

Another key detail is that in the past, planning permission has been granted for a change of usage for a service accommodation unit for specialist use. Further information can be found on the Cheshire East Planning Applications page - ref: 25/2180/FUL

In summary, this delightful three bedroom terraced house on Ruskin Road is a fantastic opportunity for those seeking a well kept property in a desirable area of Crewe.

### Hallway

#### Lounge

13'4" x 11'4" (max) (4.066m x 3.465m (max))

#### Dining Room

14'7" x 11'9" (max) (4.446m x 3.604m (max))

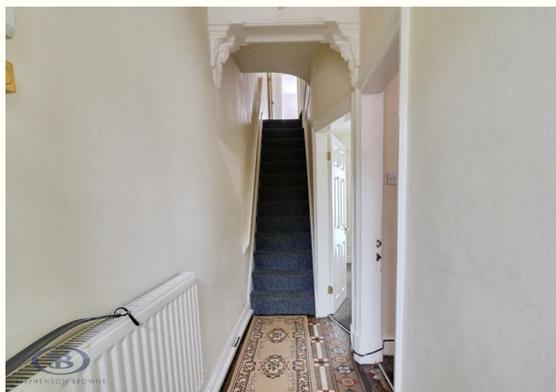
#### Store

#### Kitchen

16'5" x 9'8" (5.029m x 2.952m )

#### Lobby

#### WC





## Stairs To First Floor

### Landing

#### Bedroom One

15'1" x 14'7" (max) (4.608m x 4.464m (max))

#### Bedroom Two

13'2" x 9'11" (4.014m x 3.031m)

#### Bedroom Three

9'3" x 8'10" (2.840m x 2.703m)

### Bathroom

### Externally

Rear yard requiring minimum maintenance

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Council Tax

Band B

### 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.

### Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



