



9 RUSKIN AVENUE WARRINGTON, WA2 9DB

£265,000
FREEHOLD

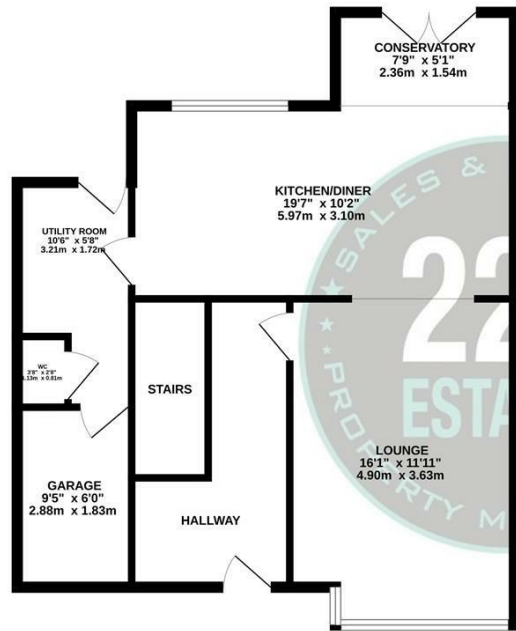
Nestled in a tranquil cul-de-sac on Ruskin Avenue, Warrington, this immaculately presented semi-detached house is an ideal family home. With three well-proportioned bedrooms, modern bathroom to the first floor and WC downstairs, this property offers ample space for comfortable living.

The heart of the home is a stylish kitchen and dining area that boasts an open-plan design, perfect for family gatherings and entertaining guests. The extension to the side has created a convenient utility room, enhancing the functionality of the space, while the integral garage at the front provides additional storage.

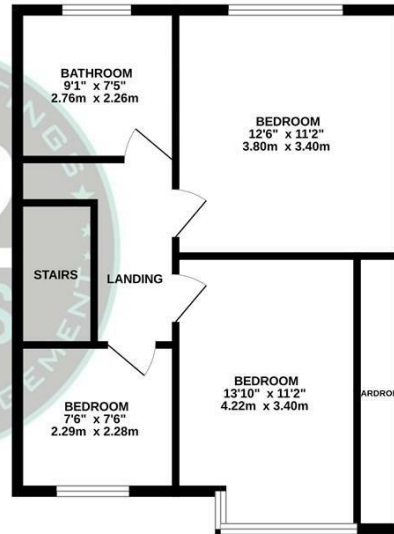
Step outside to discover a beautifully landscaped rear garden, which features a snug room, offering a delightful retreat for relaxation or play. The garden is a perfect setting for children to enjoy outdoor activities or for hosting summer barbecues.



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

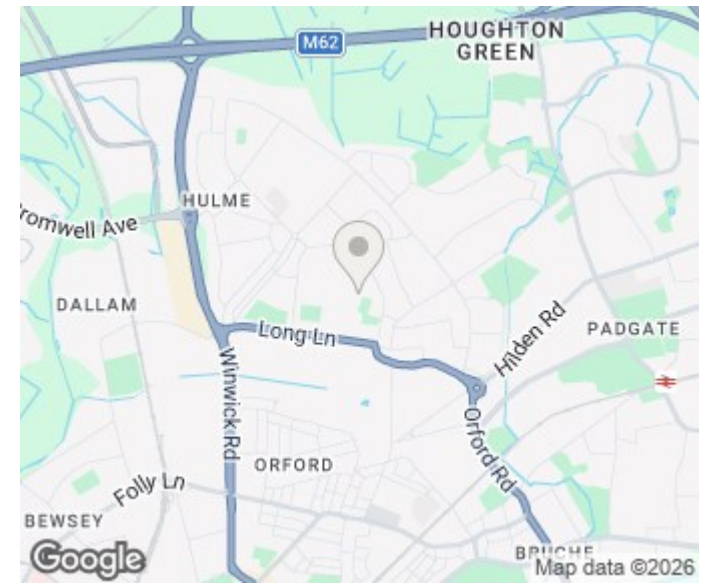


1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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