



Ruskin Drive, Sale  
£430,000



**HIBBERT**  
HOMES

SALES & LETTINGS



# Ruskin Drive

## Sale

Nestled in the desirable area of Sale, This stunning four-bedroom modern town house is an exceptional find for families seeking both comfort and convenience. Finished to a high standard throughout, the property boasts a contemporary design that is both stylish and functional. Located close to local schools, shops and other local amenities this town house is perfectly positioned for families. The surrounding area offers a range of amenities, ensuring that everything you need is within easy reach.

The property features off-road parking, ensuring that you have a secure and convenient space for your vehicles. The south-facing garden is a delightful outdoor space, ideal for enjoying sunny afternoons simply relaxing.

The property comprises; The ground floor consists of two bedrooms, bathroom as well as a utility room leading out into the garden. The first floor has a modern kitchen/dining room, spacious living room with a landing leading to the second floor which has two bedrooms both of which has en-suite.

Do not miss the opportunity to make this property your own. Give us a call to arrange a viewing!







# Ruskin Drive

Sale

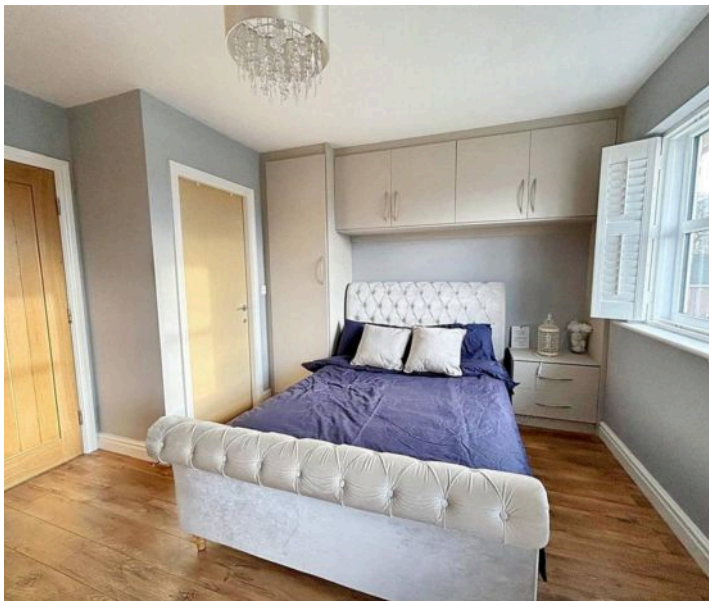
Council Tax band: D

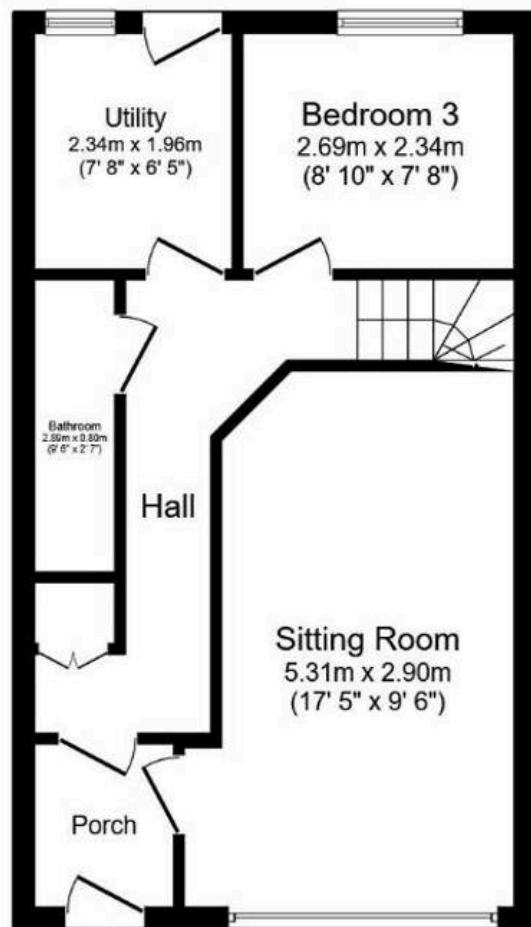
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

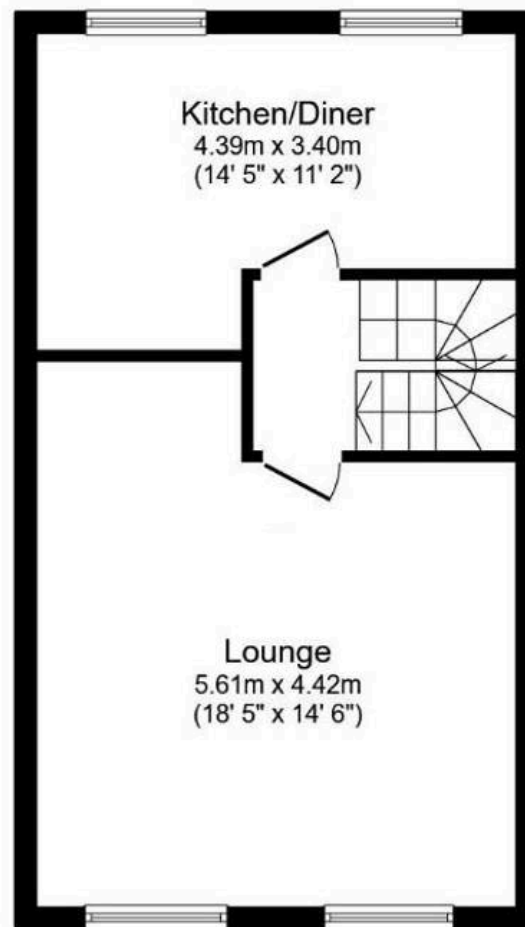
- Modern development
- Accommodation set over three storeys
- Large, bright living space
- Modern dining kitchen
- Close to local amenities
- Walking distance to great primary schools
- Driveway providing off-road parking
- Beautiful enclosed rear garden





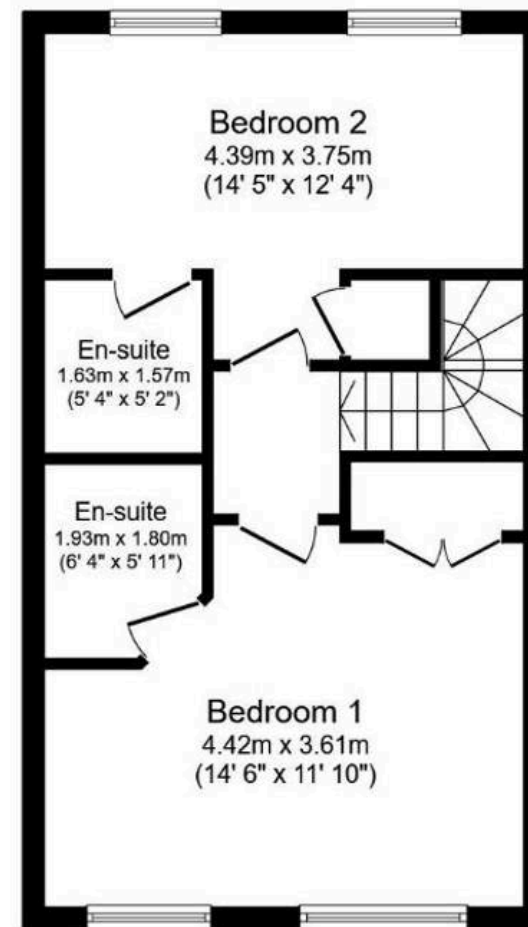
## Ground Floor

Floor area 41.1 m<sup>2</sup> (442 sq.ft.)



## First Floor

Floor area 41.1 m<sup>2</sup> (442 sq.ft.)



## Second Floor

Floor area 41.1 m<sup>2</sup> (442 sq.ft.)

TOTAL: 123.3 m<sup>2</sup> (1,327 sq.ft.)

