



**Ruskin Drive, Sale, Trafford, M33**

**£420,000**

*Leasehold*

## Ruskin Drive, Sale, Trafford, M33

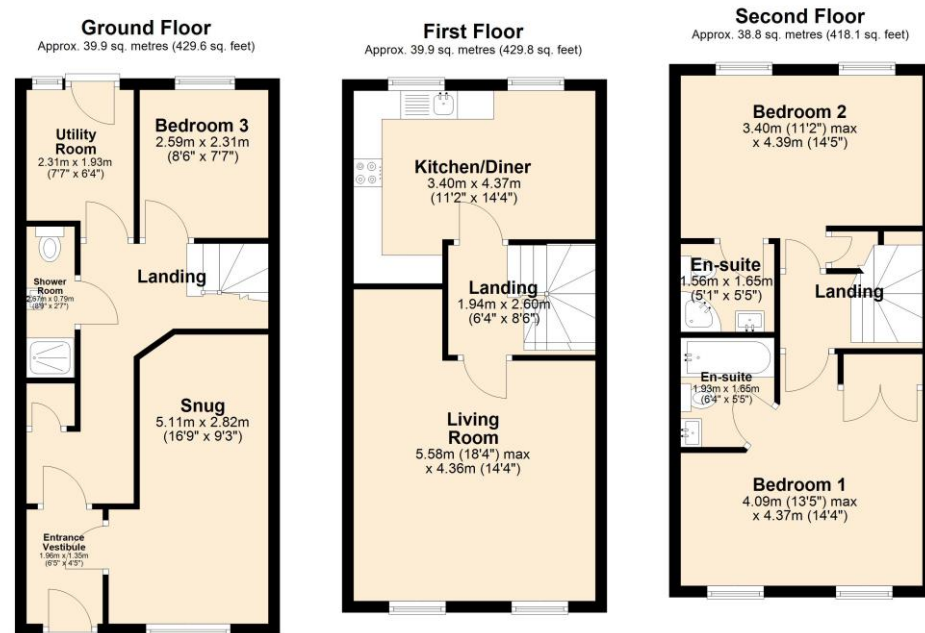
Situated on the ever-popular Ruskin Drive, just off Manor Avenue and within easy reach of the motorway networks and the vibrant Ashton upon Mersey Village, this modern three-storey townhouse offers versatile and contemporary living in a highly convenient location.

Accessed via a private driveway providing off-road parking, the property welcomes you into a practical entrance hallway with a porch area, the perfect space to remove coats and shoes before stepping further inside. To the right, the converted garage creates a superb snug, playroom or additional bedroom, offering flexibility to suit a range of lifestyles. Through a stylish glass-panelled door, the inner hallway leads to a further bedroom, currently utilised as a home studio, ideal for remote working or creative pursuits. There is also a useful utility room with space for both a washing machine and dryer, along with direct access to the rear garden. Completing the ground floor is a contemporary downstairs shower room, adding further practicality.

The first floor hosts the heart of the home. To the front elevation, a generously sized living room provides a bright and comfortable space to relax and entertain. To the rear, the modern kitchen diner is fitted with a range of wall and base units and integral appliances, offering ample storage and workspace, with plenty of room for dining and socialising.

The second floor accommodates two well-proportioned double bedrooms, both benefitting from fitted storage and stylish en-suite bathrooms, creating private and comfortable retreats.

Externally, the property enjoys an enclosed, low-maintenance rear garden, ideal for outdoor dining, entertaining, or simply unwinding with minimal upkeep required.



Total area: approx. 118.7 sq. metres (1277.5 sq. feet)

- Leasehold
- 999 years from 1 January 2001
- Grond Rent £50pa
- Council Tax C
- EPC C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.