



# Ruskin Drive, Sale

Offers Over £420,000



**HIBBERT  
HOMES**

**SALES & LETTINGS**

# Ruskin Drive

Nestled in the desirable area of Sale, This stunning four-bedroom modern townhouse 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 townhouse 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 ensuite.





Modern four-bed townhouse in Sale with off-road parking, south-facing garden, two ensuites, close to schools and shops. Stylish design, ideal for families. Arrange a viewing today.

- 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

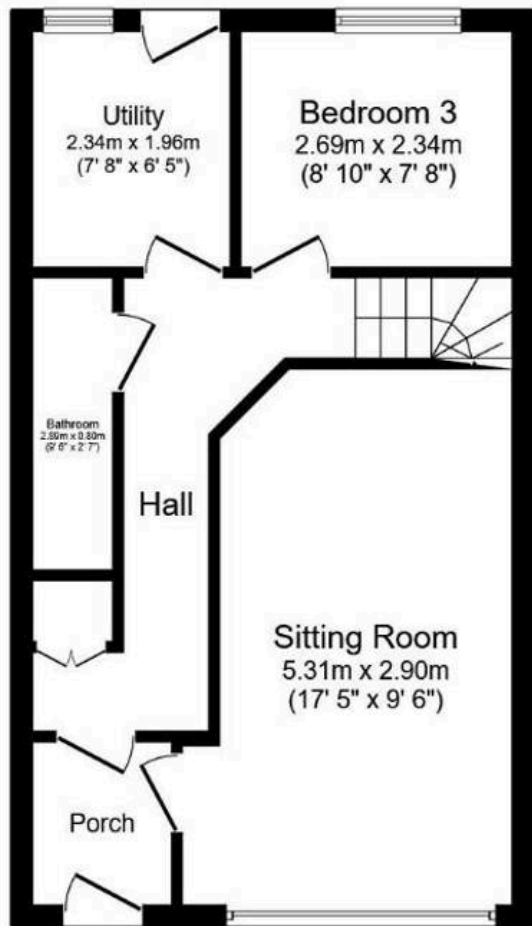
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

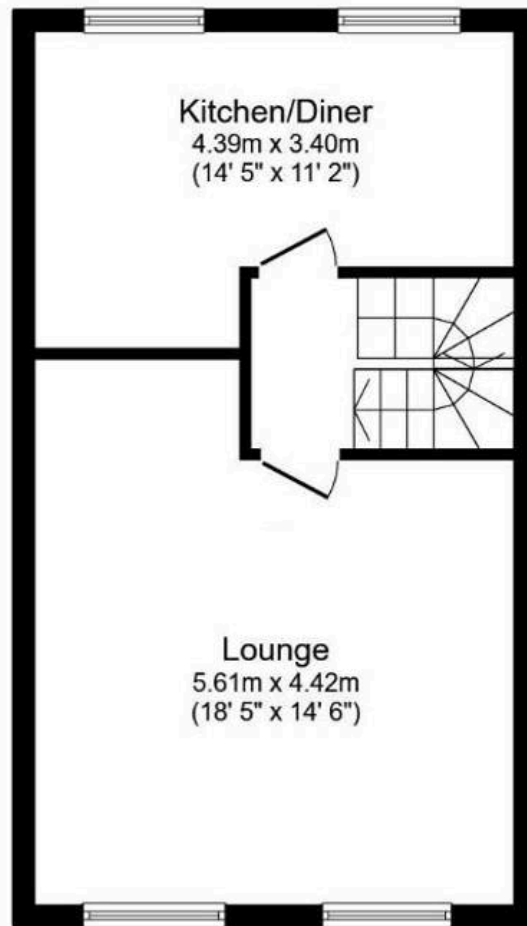
EPC Environmental Impact Rating: C





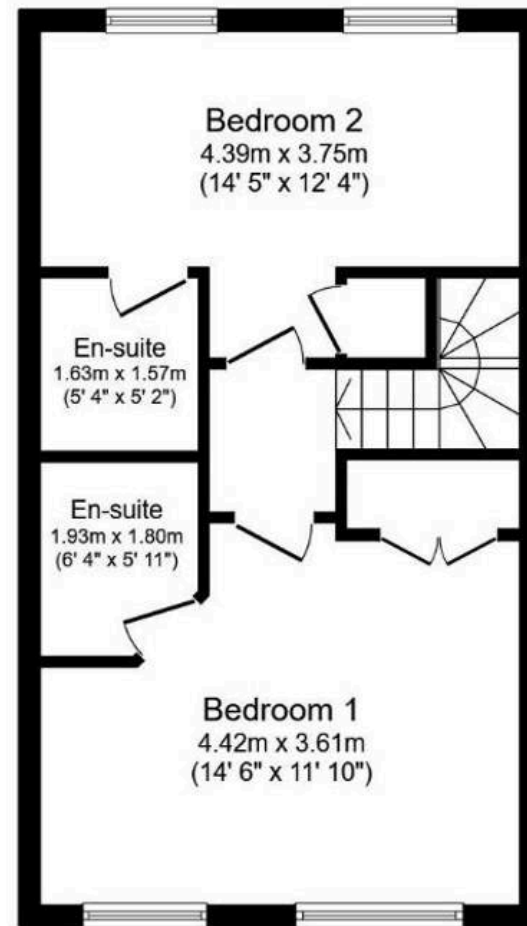
### Ground Floor

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.)

