



8 RUSKIN ROAD | CREWE | CHESHIRE | CW2 7JR | OIRO £139,950



A characterful three-bedroom mid-terraced home offering generous accommodation, off-road parking and a private rear yard — available with **NO ONWARD CHAIN**.

Set behind mature hedging, this traditional red-brick terrace presents an excellent opportunity for buyers looking to create a stylish home of their own. With attractive period proportions, a bay-fronted reception room, three bedrooms and useful outside space, the property combines plenty of potential with the practical advantage of off-road parking to the front.

The accommodation opens into a welcoming hallway and continues to a spacious reception room, where a large bay window draws in natural light and creates an appealing focal point. High ceilings, decorative coving and a feature fireplace add character, while the room offers ample space for both comfortable seating and dining furniture.

To the rear is a fitted kitchen with an extensive range of wall and base units, generous worktop space, integrated cooking facilities and provision for laundry appliances. While perfectly functional, the interiors provide scope for a purchaser to introduce their own decorative style and modernise to individual taste. Upstairs, the property provides three bedrooms, making it well suited to families, first-time buyers, couples requiring home-working space or investors seeking a traditionally proportioned three-bedroom property. Outside, a particularly useful feature is the off-road parking area to the front, framed by established hedging for a degree of privacy. To the rear is an enclosed, low-maintenance private yard, with paved areas, useful storage and plenty of scope to create an attractive outdoor seating or entertaining space.

Offered to the market with the significant benefit of **NO ONWARD CHAIN**, this is a property with considerable potential and an excellent opportunity for a buyer wishing to put their own stamp on a traditional terraced home.

NO CHAIN





DIRECTIONS

Proceed from Nantwich along Crewe Road into Crewe. Upon reaching Crewe (20 mph) turn left into Ruskin Road where the property will be observed on the left hand side.

LOCATION

There are excellent train connections (Crewe - London Euston 90 minutes, Crewe - Manchester 40 minutes) with the station being within 10 minutes walk. Manchester international airport is approximately a 45 minutes drive. Sporting amenities in the area include golf at Haslington and Alvaston Hall Country Club, 2.5 miles. There are a number of highly recommended primary and secondary high schools in the area. Crewe town centre 2 miles, Nantwich 3 miles, M6 Motorway (junction 16) 7 miles, Manchester 18 miles, Chester 22 miles..

Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.

THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL





LIVING ROOM

DINING ROOM





KITCHEN

FIRST FLOOR LANDING





BATHROOM



BEDROOM TWO

BEDROOM THREE





BEDROOM ONE



EXTERIOR

The property features an off road parking space to the front whilst to the rear is a good size enclosed paved & gravelled space.





EPC RATING: D

COUNCIL TAX BAND: B

SERVICES

All mains gas, water, electricity & drainage are connected (subject to statutory undertakers costs & conditions). Gas fired central heating. NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410
E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

ALL MEASUREMENTS

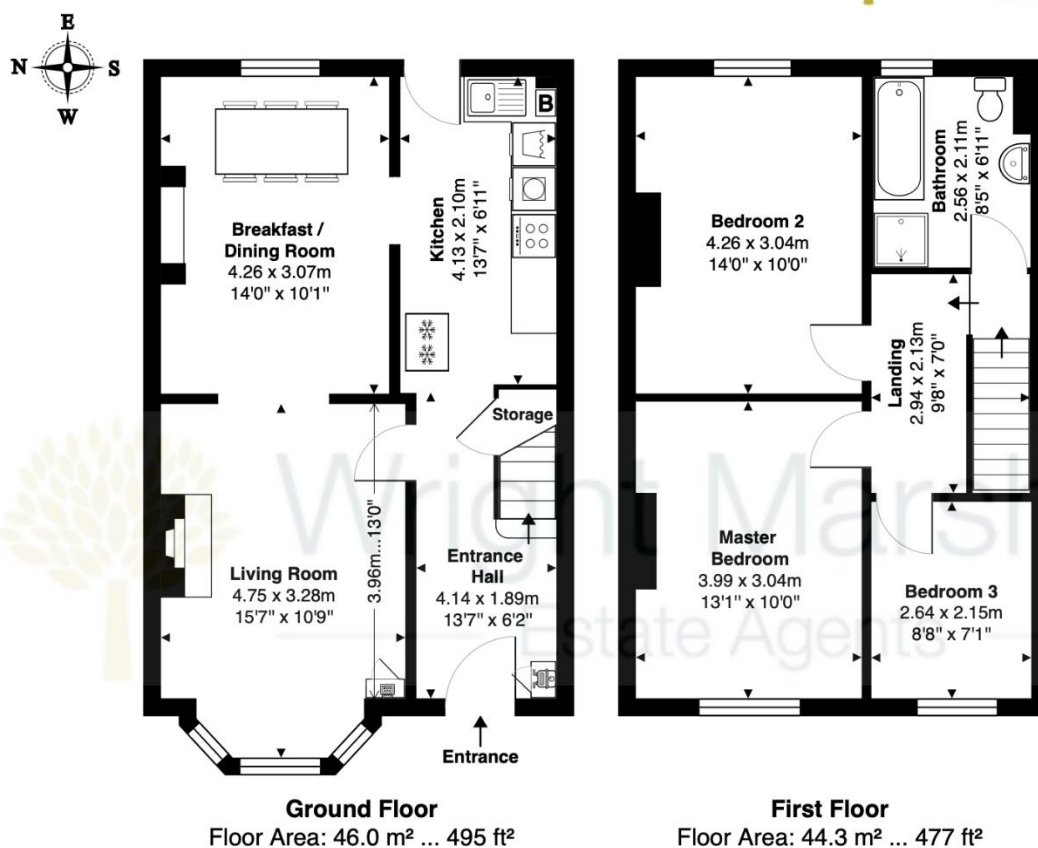
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MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

FINANCIAL ADVICE

We can help you fund your new purchase with mortgage advice!
** Contact one of our sales team today on 01270 625410, pop in to chat further at our friendly Nantwich Office at 56 High Street, Nantwich, Cheshire, CW5 5BB or email us if this is more convenient initially on; nantwichsales1@wrightmarshall.co.uk, so we can discuss your requirements further **
For whole of market mortgage advice with access to numerous deals and exclusive rates not available on the high street, please ask a member of the Wright Marshall, Nantwich team for more information. Your home may be repossessed if you do not keep up repayments on your mortgage.



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Approximate Gross Internal Area: 90.3 m² ... 972 ft²

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
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