



43 RUSKIN ROAD | CREWE | CHESHIRE | CW2 7JR | OIRO £110,000





Nestled in the popular area of Ruskin Road, this substantial three bedroom mid terraced town house offers an abundance of potential. Requiring a full scheme of renovation & enhancement throughout the property would be perfect for both owner occupiers or buy to let investors.

As you step inside, you are greeted by the elegant original wall tiles within the porch whilst the hallway features original plaster work moulding and coat rack.

The living room enjoys a large bay window together with the original plaster ceiling rose.

The accommodation over two floor briefly comprises; Entrance Porch, Entrance Hall, Living Room, Dining Room (OPEN PLAN), Kitchen, Utility Room. First Floor Landing, Bedroom One (DOUBLE), Bedroom Two (DOUBLE), Bedroom Three (SINGLE) and Bathroom.

Outside, there is a low maintenance garden frontage with low wall & gate whilst the rear garden is enclosed and of a manageable size plus there is the benefit of a detached single garage.

There is scope to convert the loft space subject to any required planning permissions and consents.

The location on Ruskin Road is particularly advantageous, with easy access to the nearby mainline railway station, local amenities, schools, and transport links, making it an ideal choice for those who value both community and convenience.

In summary, this terraced house is a wonderful opportunity for anyone looking to settle in Crewe, or wishes to add a property to their rental portfolio perhaps.

Do not miss the chance to make this charming house your own.

**NO CHAIN**







#### DIRECTIONS

Proceed from the Agents Nantwich office in the direction of Crewe along Crewe Road. Proceed past Tesco Express & fuel station where the road changes to Nantwich Road. Upon entering the 20 mph zone turn left into Ruskin Road where the proper will be observed on the left hand side.

#### CREWE

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.



#### NEARBY NANTWICH TOWN

Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops & 4 supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aid House and The Crown Hotel built in 1585. Four major motorways which cross Cheshire ensure fast access to the key commercial centres of Britain and are linked to Nantwich by the A500 Link Road. Manchester Airport, one of Europe's busiest and fastest developing, is within a 45 minute drive of Nantwich. Frequent trains from Crewe railway station link Cheshire to London-Euston in only 1hr 30mins. Manchester and Liverpool offer alternative big city entertainment. Internationally famous football teams, theatres and concert halls are just some of the many attractions.



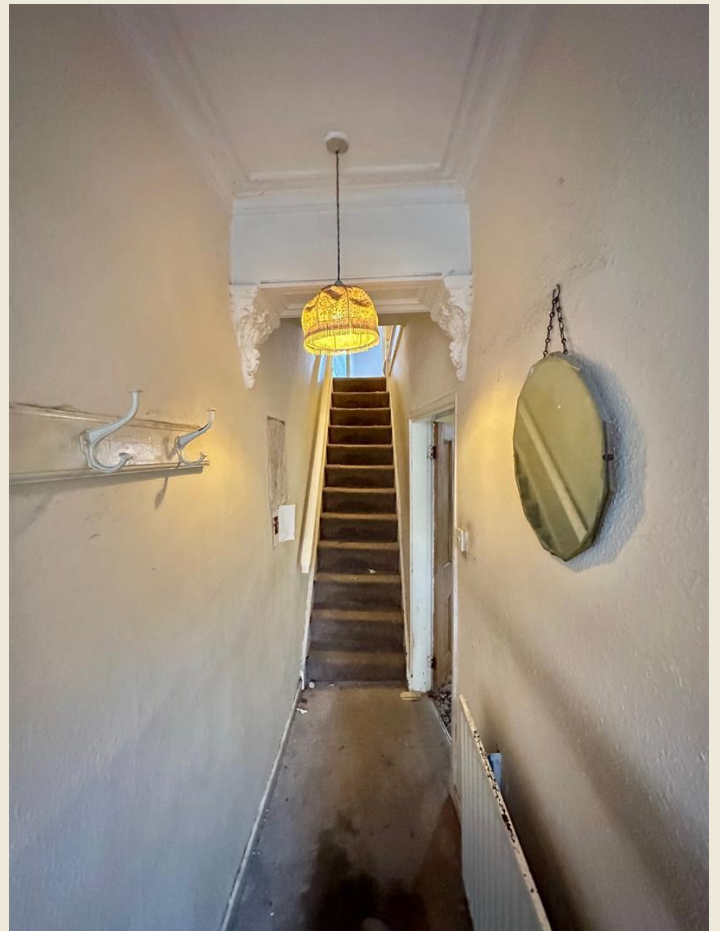


#### THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 12'9 x 3'1

ENTRANCE PORCH







LIVING ROOM 14'5 x 10'11



DINING ROOM 13'4 x 11'6







KITCHEN 10'10 x 8'7

UTILITY ROOM 8'7 x 4'2

FIRST FLOOR LANDING 19'9 max x 5'1 max



BATHROOM 5'8 x 5'6

BEDROOM THREE 9'5 x 8'7







BEDROOM ONE 14'5 x 12'4

BEDROOM TWO 13'3 x 9'0



#### EXTERIOR

There is a low maintenance garden frontage with low wall & gate. The rear garden area is fully enclosed with a rear gate & single detached garage.

Outside store: 10' x 5'1

EPC RATING: D

COUNCIL TAX BAND: B

#### SERVICES

All mains gas, water, electricity & drainage services are connected or available locally (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

Freehold with vacant possession upon completion.

#### VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: [nantwichsales1@wrightmarshall.co.uk](mailto: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.

#### 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](mailto: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.





