



110 Ruskin Road

CW2 7JS

Asking Price £145,000



STEPHENSON BROWNE

Stephenson Browne are pleased to offer this spacious chain free property on the ever desirable Ruskin Road, an exceptionally convenient position for a family home being only a short walk from a wide variety of schools catering for all ages.

Well folks, what a fantastic opportunity this is, if you're looking to move into the area for school catchment then this property is not to be missed! This fabulous home enjoys a modern finish throughout, the ground floor features a knocked through open plan reception room, providing an abundance of space which services all the needs of the home. To the rear there is a well proportioned kitchen, which even has space for a breakfast bar.

To the first floor, you will find three bedrooms. Bedrooms one and two are both comfortable doubles, whilst bedroom three is an ideal room for a young child or home office. The family bathroom features a contemporary finish and offers a shower over the bath.

To the rear of the property you will find an enclosed courtyard requiring little to no maintenance. This property is not to be missed, call now for more information!

Entrance Hall

Sitting/Dining Room

11'9" x 10'9" (3.6m x 3.3m)

Lounge

12'5" x 11'5" (3.8m x 3.5m)

Fitted Kitchen

12'5" x 9'10" (3.8m x 3m)

Stairs to First Floor

Bedroom One

15'5" x 11'5" (4.7m x 3.5m)





Bedroom Two

12'5" x 10'2" (3.8m x 3.1m)

Bedroom Three

9'6" x 5'6" (2.9m x 1.7m)

Bathroom

Externally

Low maintenance rear courtyard requiring little to no maintenance.

Council Tax

Band A.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

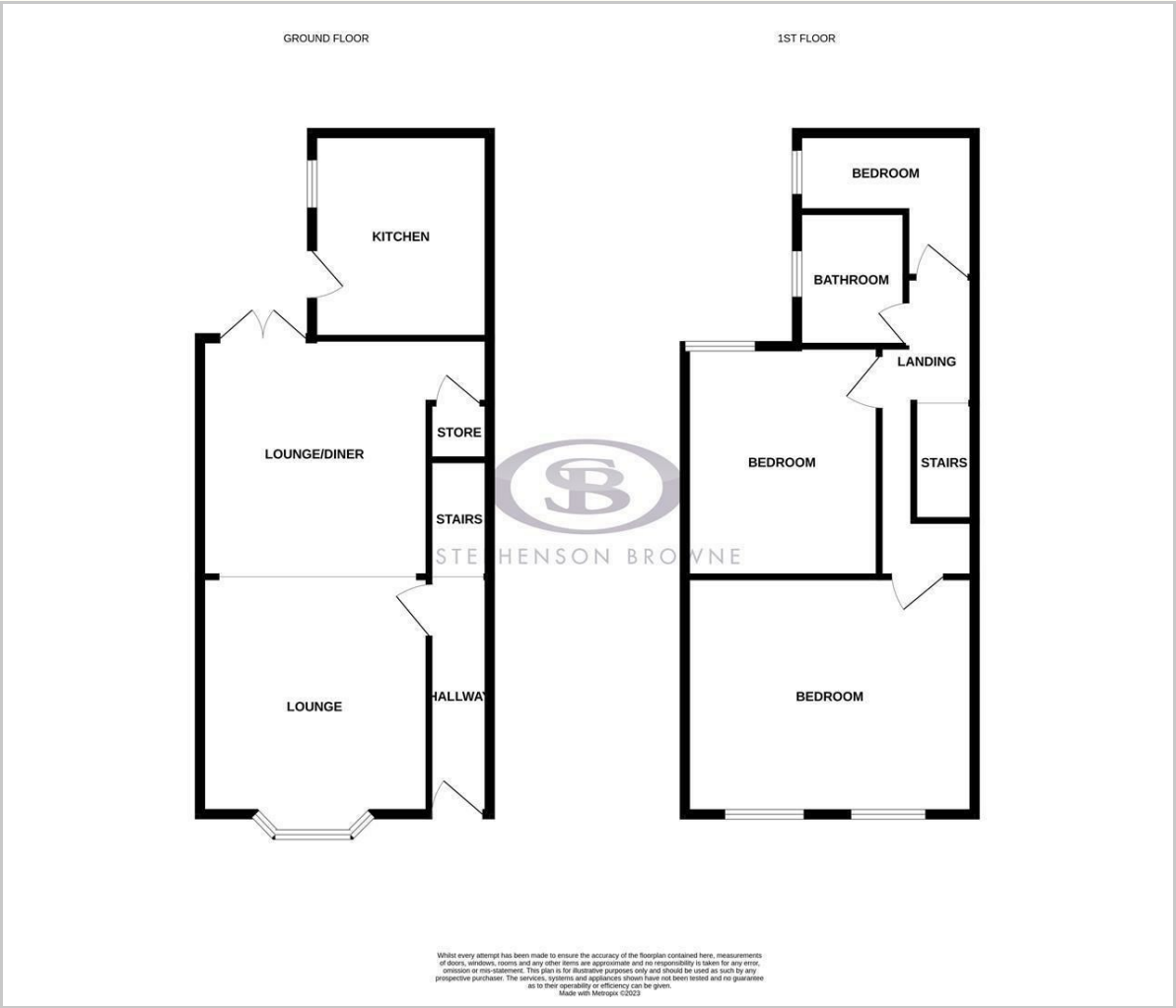
Why choose us?

At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured by ESTA's as winners of Gold Awards in both Sales and Lettings.

For a FREE valuation, please call or email and we will be delighted to assist.



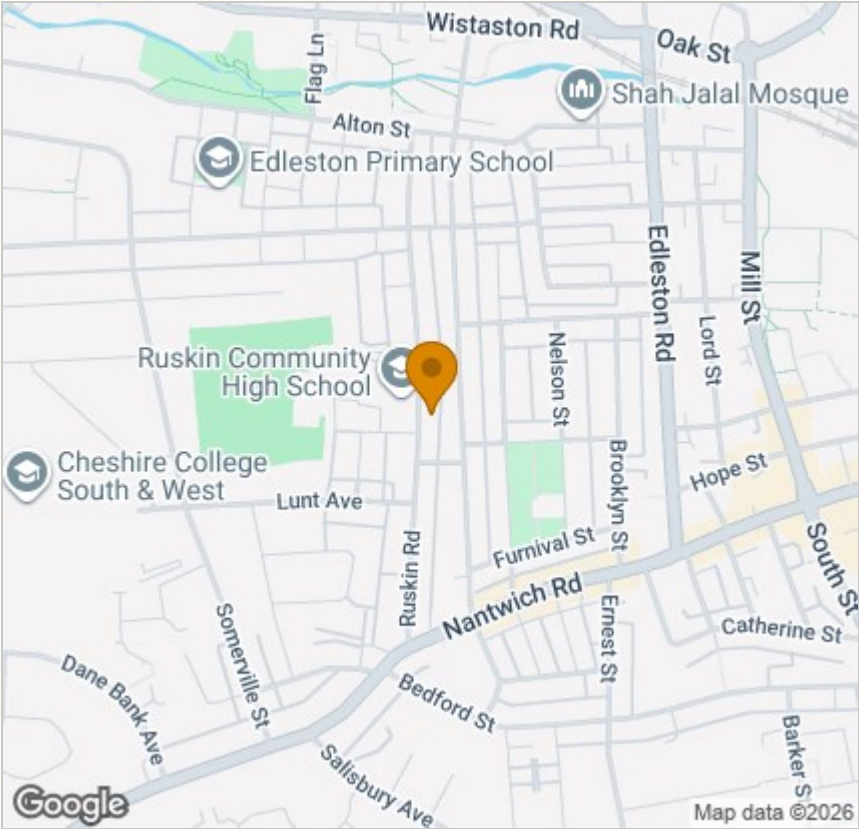
Floor Plan



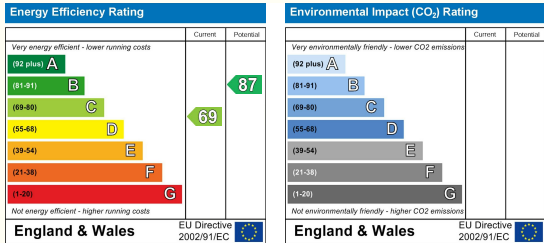
Viewing

Please contact our Crewe Sales Office on 01270 252545 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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