

FOR SALE

52, Ruskin Crescent, Abram, WN2 5PX

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Deceptively spacious four-bedroom family home with versatile living and a south-facing garden

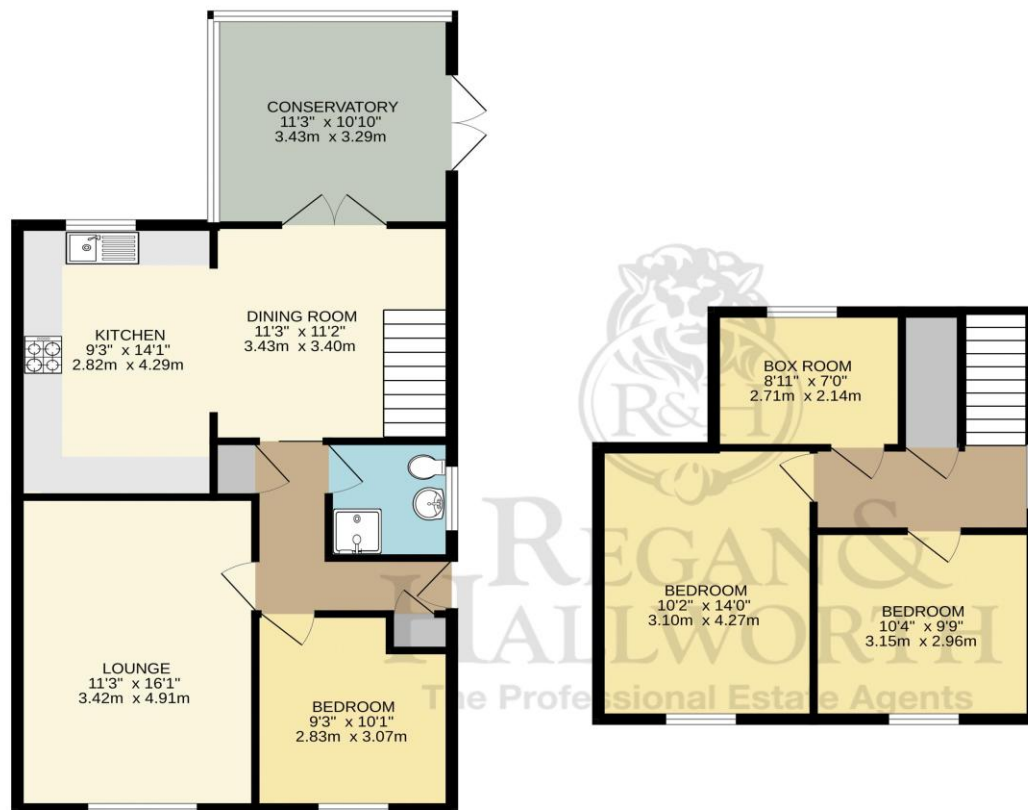


- Spacious & versatile family home
- Modern fitted kitchen diner
- South facing rear garden
- No chain delay
- 3 double bedrooms & box room/study
- Conservatory with insulated roof
- Driveway & detached garage
- 1268 SQ.FT.

Deceptively spacious and offering a versatile layout, this well-presented four-bedroom semi-detached dormer house is ideally suited to modern family life. Offered for sale with no onward chain, it presents an excellent opportunity for buyers seeking a spacious home in a convenient, family-friendly location. Arranged over two floors, the accommodation includes a ground-floor bedroom and bathroom, alongside three further bedrooms upstairs. The welcoming lounge is spacious and features an attractive fireplace, providing a comfortable place to relax, while the modern fitted kitchen and adjoining dining area create a practical and sociable setting for everyday family life. To the rear, the conservatory benefits from an insulated roof, making it a more comfortable and usable space throughout the year. This additional reception room offers excellent flexibility, whether used for relaxing, entertaining or spending quality time together. A particularly useful feature is the ground-floor bedroom, positioned alongside the principal bathroom, which has been converted into a wet room to provide wheelchair-friendly access. This thoughtful arrangement offers valuable flexibility for those with mobility requirements, visiting relatives or anyone who would benefit from ground-floor accommodation. Upstairs, three further bedrooms provide plenty of space for children, guests or working from home, allowing the property to adapt to a variety of changing family needs. Outside, the property continues to impress with low-maintenance gardens and ample off-road parking, complemented by a detached garage providing useful storage or additional practical space. The south-facing rear garden is a particular highlight, enjoying plenty of sunshine and offering an appealing spot for outdoor dining, relaxing or entertaining during the warmer months. The location is another appealing feature, set along a quiet residential street literally around the corner from a Park and local schools, making it particularly attractive for families. Further benefits include gas central heating and full double glazing, helping to ensure comfort and practicality throughout the year. Combining generous proportions, versatile accommodation, a sunny south-facing garden and a convenient family-friendly setting, this is a home that offers far more than might initially meet the eye. With no onward chain, early viewing is highly recommended.







TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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