



STEPHENSON BROWNE

## Ruskin Road, Congleton

CW12 4EA



**Offers Over £240,000**

## Description

Set upon a generous corner plot along Ruskin Road, this charming two-bedroom semi-detached home is offered to the market with no onward chain and has been thoughtfully and tastefully enhanced throughout, creating an inviting blend of comfort and potential. Benefiting from a brand-new boiler, this appealing property is perfectly suited for a variety of buyers!

The home enjoys an enviable position, boasting expansive outdoor space to the front, side, and rear perfectly suited for those seeking room to grow, with excellent potential for extension subject to the necessary planning permissions. Its central location ensures you are just a short stroll from a wealth of local amenities, shops, restaurants, well-regarded schools, scenic walks, and convenient transport links.

Stepping inside, you are warmly welcomed by an entrance hall leading into a bright and spacious lounge, effortlessly flowing through to a charming conservatory with French doors opening onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen is equally well-appointed, offering ample wall and base units alongside space for a dining table, making it a practical yet sociable hub of the home.

Upstairs, the property hosts two well-proportioned bedrooms and a neatly presented three-piece bathroom suite.

Externally, the immaculate wrap-around garden is predominantly laid to lawn and framed by wooden fencing, complemented by a paved patio area ideal for alfresco dining or relaxing in the warmer months. A wooden shed provides additional storage, while a rear gate offers access to the driveway and detached garage, completing this appealing home.



# Room Descriptions

## Entrance Hall

External access door, entrance matting, ceiling light fitting, providing access to further ground floor accommodation and stair access to the first floor accommodation.

## Lounge

14'10" x 10'9"

UPVC double glazed window to the front elevation, carpet flooring, decorative beams, electric feature fireplace, four wall light fittings, central heating radiator, ample power points, bifolding door into the conservatory.

## Conservatory

8'10" x 8'0"

UPVC double glazed window to all aspects, French doors leading out into the garden, tile effect flooring, two wall light fittings.

## Kitchen/Diner

16'6" x 9'9"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, gas hob with extractor over, combination double eye level oven, space and plumbing for washer/dryer or dishwasher, integrated fridge and freezer, tile effect flooring, central heating radiator, spotlights, UPVC double glazed windows to the front and rear elevation, decorative beams, external door out into the rear garden, under stair storage, separate cupboard housing the boiler, ample power points throughout.

## Landing

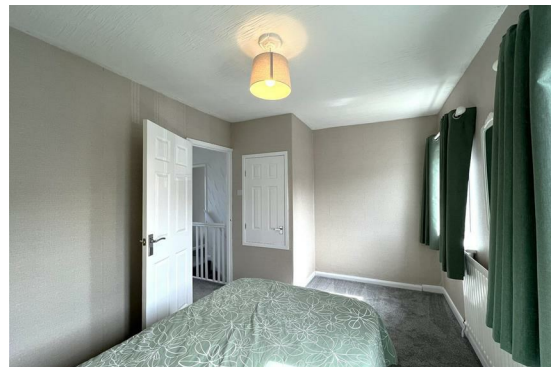
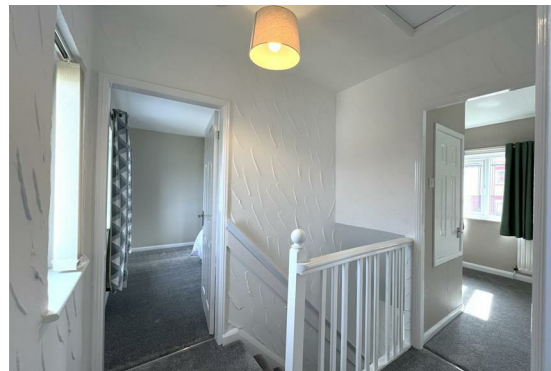
7'1" x 5'8" max (incl stairs)

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, UPVC double glazed window to the rear elevation, access to the loft.

## Bedroom One

14'9" x 10'9"

UPVC double glazed window to the front and rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.



### Bedroom Two

12'9" x 8'11" max

Two UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, built in storage, power points,

### Bathroom

6'11" x 6'7"

Three piece suite comprising vanity unit with low level WC and hand wash basin with pillar taps, wall mounted mirror, walk in mains mixer shower with removable shower head, tile effect flooring, tiled walls, ceiling light fitting, central heating radiator, UPVC double glazed window to the rear elevation, extractor fan.



### Garage

Up and Over Garage door, power accessible from property.

### Externally

Externally, the property occupies a desirable corner plot and boasts a beautifully maintained wraparound garden, predominantly laid to lawn. A paved patio extends gracefully from the front along the side of the home, leading to a more spacious rear patio, perfectly suited for outdoor dining and entertaining. Toward the end of the garden, a wooden shed provides additional storage, while gated access leads to a detached garage and off-road parking for two vehicles.



### 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. There is an annual maintenance charge for the estate, for more information on this please contact the office.



### Need to Sell!?

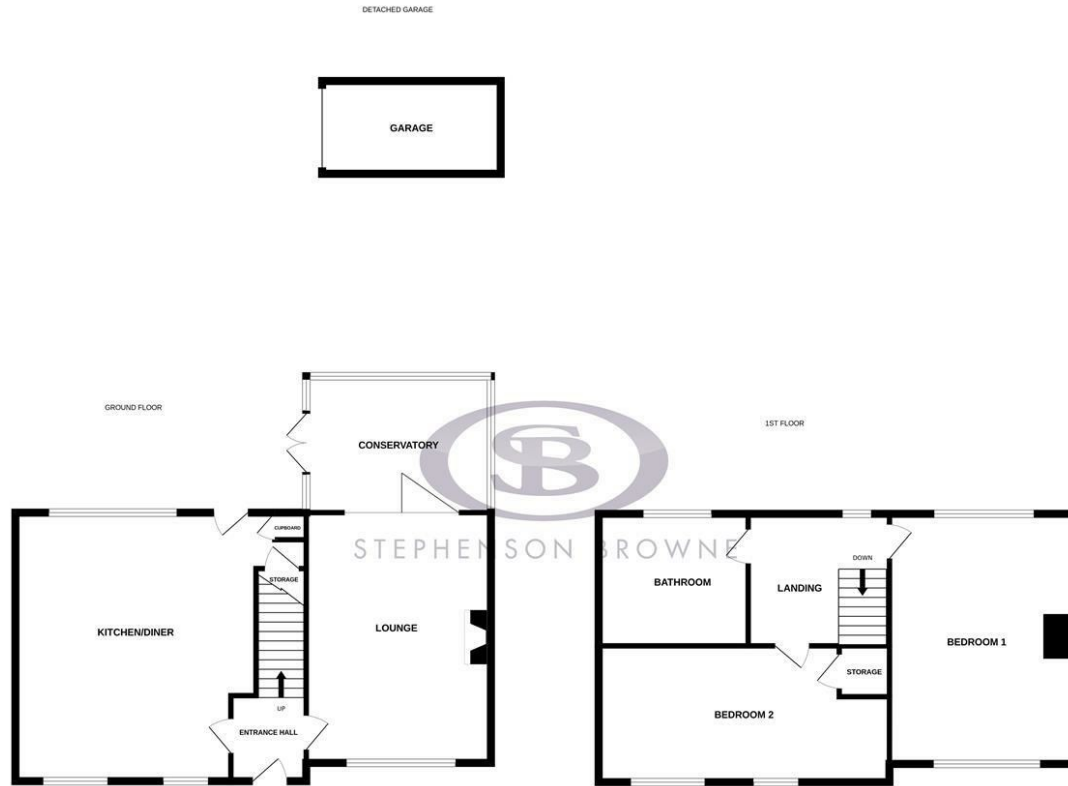
For a FREE valuation please call or e-mail and we will be happy to assist.

### 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.



# Floorplans



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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# Area Map



# EPC Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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