



STEPHENSON BROWNE

Ruskin Road, Crewe

CW2 7JS



Auction Guide £117,000

Description

For sale by Modern Method of Auction: Starting Bid Price £117,000 plus reservation fee.

Situated on Ruskin Road in Crewe, this spacious four bedroom mid terrace property is offered for sale via the modern method of auction, presenting an excellent opportunity for investors, developers, or buyers seeking a project to make their own. Requiring a scheme of improvement, the property provides generous accommodation across two floors and offers potential to add value.

The ground floor comprises a bright and airy living room, a separate dining room ideal for family use or entertaining, and a kitchen with scope for modernisation to suit individual tastes. To the upper floors, the property benefits from four well proportioned bedrooms, providing flexible living space suitable for growing families or strong rental potential. A practical shower room adds further convenience.

Externally, there is an enclosed rear yard offering low maintenance outdoor space. The property is ideally positioned directly opposite a high school and within easy walking distance of additional schools and a college, making it particularly appealing for families. Crewe town centre, local amenities, shops, and transport links are all within close proximity, ensuring day to day convenience.

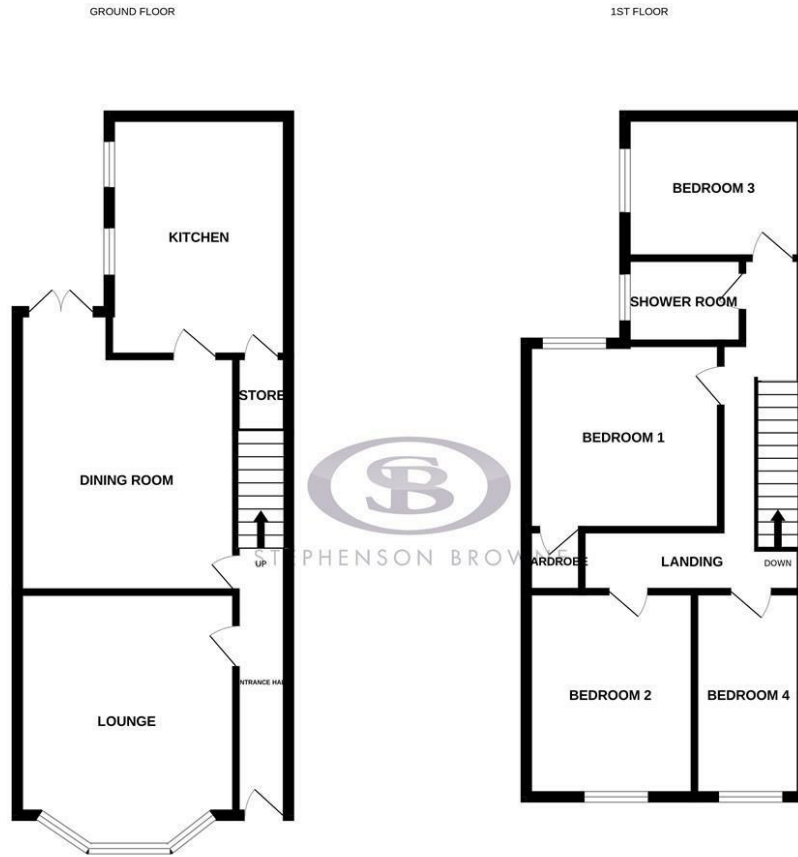
This property represents a fantastic opportunity for those looking to put their own stamp on a well located home. Early viewing is strongly recommended to fully appreciate the potential on offer.



Viewing

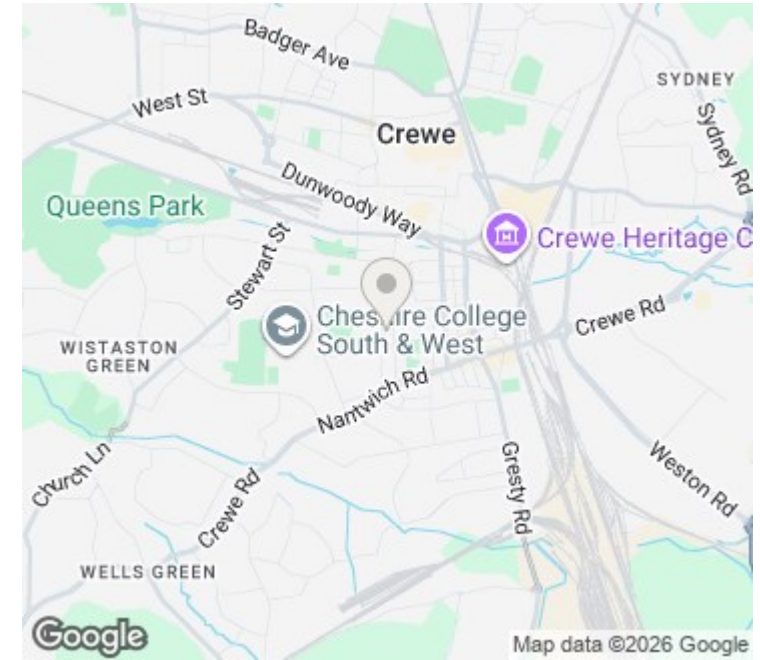
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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.
Made with Metropix iC2DS

Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	

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