



**198 Ruskin Road**  
CW2 7JX  
**Asking Price £155,000**



STEPHENSON BROWNE

Standing on the charming Ruskin Road in Crewe, this traditional terraced house presents an excellent opportunity for investors. The property boasts three well proportioned bedrooms, making it ideal for families or individuals in need of extra space. With two inviting reception rooms, there is ample room for relaxation and entertaining guests.

The house is sold with a tenant in situ, providing an immediate rental income for prospective buyers. This feature makes it particularly appealing for investors looking to expand their portfolio. The property has been well maintained, ensuring that it is ready for new owners to enjoy without the need for extensive renovations.

A rear yard offers a private outdoor space, perfect for enjoying the fresh air or hosting small gatherings. Additionally, the location is conveniently close to local amenities, including shops, schools, and parks, making daily life both easy and enjoyable.

In summary, this delightful three bedroom terraced house on Ruskin Road is a fantastic opportunity for those seeking a well kept property in a desirable area of Crewe.

#### **Hallway**

#### **Lounge**

13'4" x 11'4" (max) (4.066m x 3.465m (max))

#### **Dining Room**

14'7" x 11'9" (max) (4.446m x 3.604m (max))

#### **Store**

#### **Kitchen**

16'5" x 9'8" (5.029m x 2.952m )

#### **Lobby**

#### **WC**

#### **Stairs To First Floor**

#### **Landing**





### **Bedroom One**

15'1" x 14'7" (max) (4.608m x 4.464m (max))

### **Bedroom Two**

13'2" x 9'11" (4.014m x 3.031m )

### **Bedroom Three**

9'3" x 8'10" (2.840m x 2.703m )

### **Bathroom**

### **Externally**

Rear yard requiring minimum maintenance

### **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.

### **Council Tax**

Band B

### **Tenure**

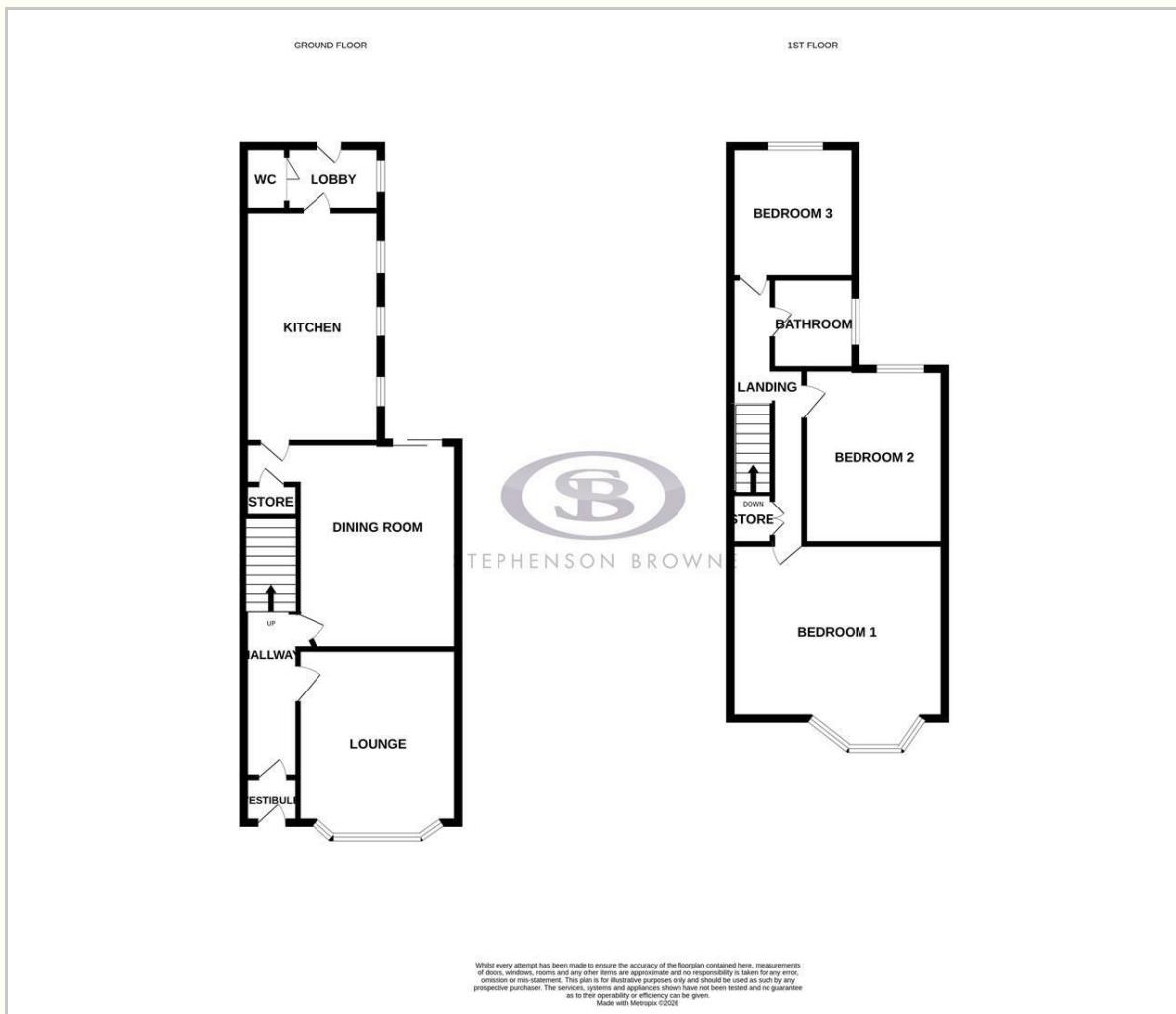
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Why choose us?**

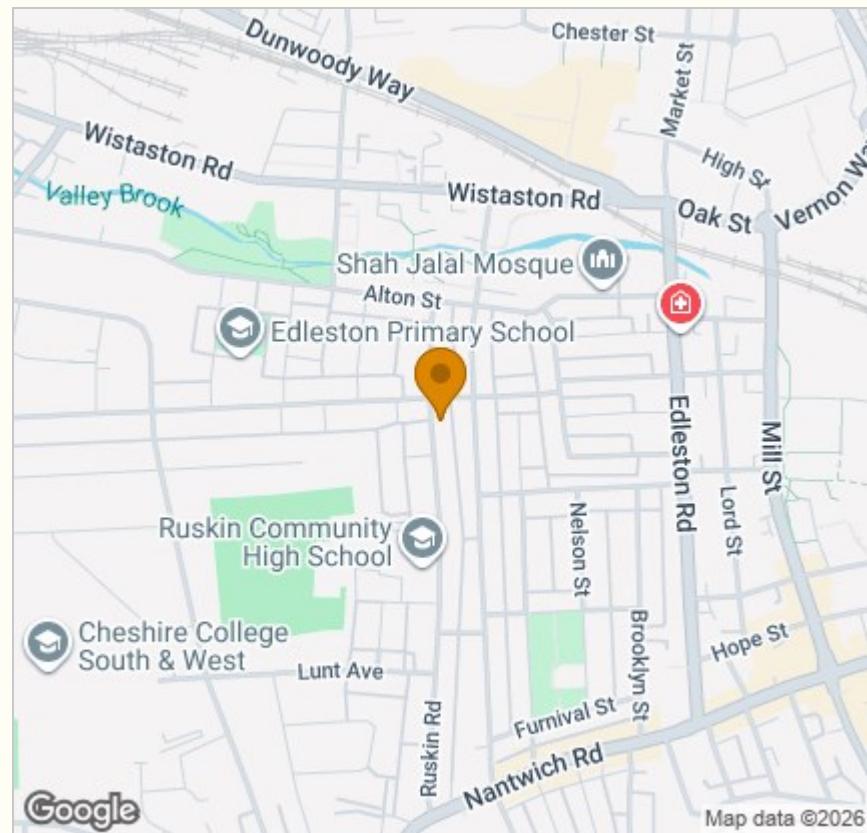
At Stephenson Browne Crewe, our commitment to outstanding service and extensive local knowledge has earned us recognition as one of the UK's leading independent estate agents. In a highly competitive industry, we are proud to be named among the Top 500 Sales & Lettings Agents in the country and honoured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

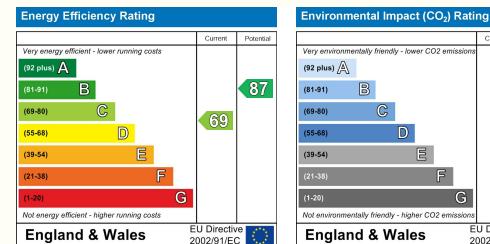
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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 item; (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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