home estate agents

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Ruskin Road, Manchester, M43 7WF

Offers in the region of £230,000

This three bedroom end-terraced property benefits from a double driveway and is ideally situated within a popular and well established residential area of Droylsden. The property is conveniently positioned close to a variety of local amenities, shops and schools, whilst also enjoying excellent transport links providing easy access into Manchester city centre and the surrounding areas, including the Metrolink network, making it an ideal choice for commuters.

The accommodation offers well proportioned living space throughout and briefly comprises a spacious lounge/diner, providing an excellent space for both relaxing and entertaining, with ample room for a range of living and dining furniture. The kitchen is complemented by a separate utility area, offering additional practical space for everyday household needs, together with a family bathroom completing the ground floor accommodation.

To the first floor are three bedrooms, offering flexible accommodation to suit a variety of buyers, whether for family living, guest accommodation or those requiring space to work from home.

Externally, the property enjoys a double driveway to the front, providing valuable off road parking for two vehicles. To the rear is an enclosed garden, featuring a decorative stone area which creates a pleasant, low maintenance outdoor space, ideal for outdoor seating and enjoying the warmer months.

Offering spacious accommodation, three bedrooms and the added advantage of off road parking, this property would make an excellent purchase for first time buyers, growing families and those looking to be conveniently located for local amenities and transport connections.







GROUND FLOOR

Lounge/Diner
21'3" x 15'3" (6.48m x 4.65m)
Door to front, double glazed bay window to front, double glazed window to side, two radiators, feature fireplace, stairs leading to first floor, door leading to:

Kitchen
11'3" x 9'4" (3.44m x 2.85m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, space for cooker, double glazed window to side, double glazed window to rear, radiator, door leading out to rear, open plan to:

Utility
3'9" x 5'0" (1.15m x 1.52m)
Plumbing for washing machine, space for tumble dryer, door leading to:

Bathroom
7'2" x 5'0" (2.18m x 1.52m)
Three piece suite comprising, bath, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

FIRST FLOOR

Landing
8'3" x 2'2" (2.51m x 0.66m)
Double glazed window to side, doors leading to:

Bedroom 1
9'9" x 15'3" (2.97m x 4.65m)
Double glazed window to front, built-in storage cupboard, radiator.

Bedroom 2
11'2" x 8'6" (3.40m x 2.60m)
Double glazed window to rear, radiator.

Bedroom 3
8'3" x 6'5" (2.51m x 1.95m)
Double glazed window to rear, radiator.

OUTSIDE
Double driveway to the front. Enclosed garden to the rear with paved pathways and decorative stoned area.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 76.3 sq. metres (821.7 sq. feet)







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