



# Jinks Aston

## FOR SALE



**244 Ruskin Road, Crewe, CW2 7JY**

**£119,900**

### ATTENTION ALL INVESTORS

A 3 bed mid terrace property currently tenanted, benefiting from combination supplied Gas Central Heating and PVC Double Glazing Offering excellent proportioned accommodation. The accommodation comprises of: Porch, Reception hall, 24ft through Lounge/Diner, Fitted kitchen with a range of wall and base units. Three excellent proportioned bedrooms to the first floor and bathroom. Externally we have walled front forecourt and rear walled yard with store and W.C.

Jinks Aston Ltd  
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## Accommodation

The property is approached having a wood panelled main entrance door with glazed top panel which gives access into the entrance porch. This in turn gives access to the main front door which is timber and glazed panel giving access into the entrance hall.

## Entrance Hall

12'1" x 2'11"

Having panelled radiator. Staircase and handrail ascending off to first floor. Original coved surround and moulded ceiling. Door gives access into the through lounge/diner

## Through Lounge/Diner

25'10" x 11'2"

Room is divided by an arch. Main feature of the front reception room being a coal effect fire set upon hearth with surround. Two cupboards set into the chimney breast recess. Walk-in PVC double glazed bay window to the front elevation. Double panelled radiator. Walk-in bay window to the rear with PVC double glazed units. Coved surround to the ceiling. Panelled radiator to the rear. White wood panelled door gives access through to the Kitchen.

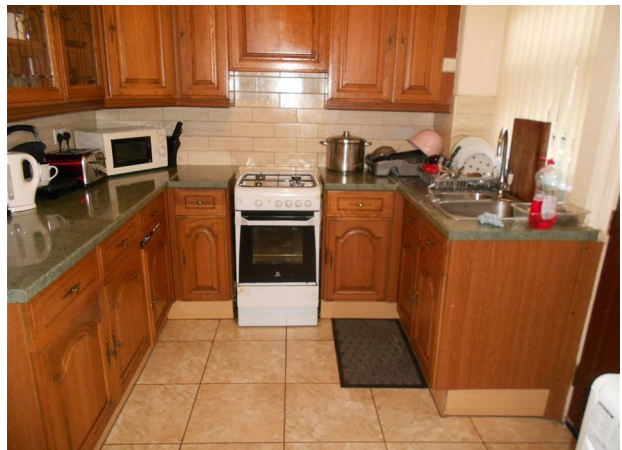
## Kitchen

8'5" x 10'4"

Having a range of fitted wall and base units with roll edge work surfaces. Stainless steel sink and drainer with mixer tap. Space for gas cooker. Kitchen being partially tiled. Door gives to the understairs storage cupboard with shelving for further storage. Panelled radiator. Space and plumbing for washing machine. PVC double glazed window to the side elevation. Glazed wood panelled door gives access to the external rear of the property.

## Landing

Having balustrade gallery landing top. Four wood panelled doors giving access off to all rooms. Smoke detector to ceiling. Carbon monoxide sensor.





### **Bedroom 1**

14'5" x 12'

Excellent proportioned master bedroom. TV aerial point. Two PVC double glazed windows to the front elevation with top opening lights. Panelled radiator.

### **Bedroom 2**

13'5" x 9'

(measured into chimney breast recess)

PVC double glazed window with top and bottom opening light. Fire escape set to the rear elevation. Large double opening cupboard to one side of the chimney breast which houses a radiator and further panelled radiator.

### **Bedroom 3**

8'5" x 8'3"

PVC double glazed window with top opening light to the rear elevation. Panelled radiator. Loft access to ceiling.

### **Bathroom**

5'5" x 5'5"

Having a three piece suite. Comprising of low level WC. Pedestal wash hand basin. Panelled bath having a mirror shower and glass shower screen. Bathroom being partially tiled. PVC opaque double glazed window with top opening light set to the side elevation. Panelled radiator. Wall mounted extractor fan.

### **Externally**

To the front we have a walled front forecourt with personal gate giving access to the main front door.

To the rear we have a rear paved yard with personal access gate set to the foot of the yard. External WC. Storage shed.

### **Directions**

From our office on Nantwich Road proceed straight across into Ruskin Road. Follow the road down where the property is located on the RH side identified by our FOR SALE SIGN.

### **Tenure**

The tenure of the property is understood to be freehold. This should be verified prior to commitment.

### **Services**

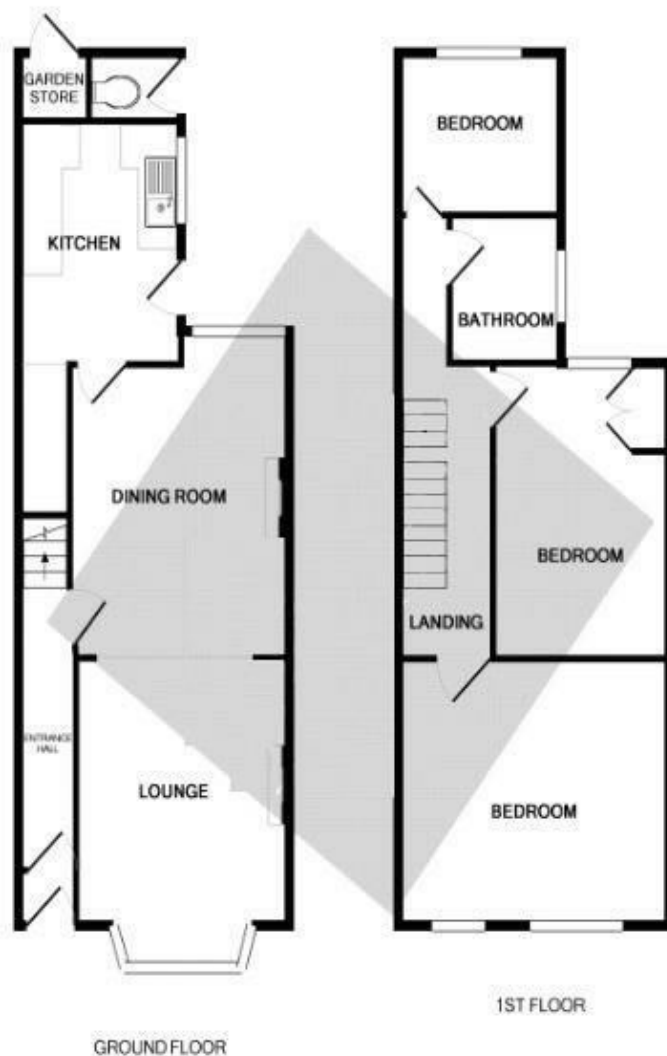
All main services (not tested)





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Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix G2012

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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