



£265,000

12 Ruskin Crescent, Abram, WN2 5PX

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****GREAT OPPORTUNITY FOR THOSE LOOKING TO WORK FROM HOME****

Residential property including a garage of circa 400sqft benefiting from a 3 phase Electricity supply and its own water supply.

Nestled in the charming Ruskin Crescent of Abram, this delightful semi-detached dormer bungalow is a true gem waiting to be discovered. As you step into the property, you are greeted by an inviting entrance hall leading to a convenient W.C., a spacious kitchen/diner perfect for hosting gatherings, a cosy lounge for relaxing evenings, and two ground floor bedrooms offering comfort and privacy. Upstairs is the principal bedroom.

Outside, a driveway welcomes you home, while the well-maintained gardens provide a serene outdoor space for enjoying the fresh air. Additionally, a large detached garage/workshop offers endless possibilities for hobbies or extra storage. The property also benefits from an electric vehicle charging point.

Hall

Carpet flooring.

Storage

9'2" x 5'3" (2.81 x 1.61)

W.C

With double glazed window, hand wash basin and W.C. tiled flooring, heated towel rail.

Kitchen/ Diner

15'8" x 8'11" (4.79 x 2.72)

Double glazed window and door, range of modern wall and base units, work surfaces, sink unit with mixer taps, built in oven and hob, extractor hood, plumbing for automatic washing machine, tiled flooring, radiator.

Lounge

16'9" x 10'5" (5.13 x 3.18)

Double glazed window, carpet flooring and radiator.

Bedroom Two

10'7" x 9'10" (3.23 x 3.00)

Double glazed window, carpet flooring, radiator.

Bedroom Three

10'1" x 9'0" (3.08 x 2.76)

Double glazed window, carpet flooring and radiator.

Master Bedroom 1st Floor

16'11" x 10'6" (5.16 x 3.21)

Double glazed window, carpet flooring, built in wardrobes, radiator.

Family Bathroom

Double glazed window, four piece suite in white comprising; W.C. hand wash basin, bath and shower cubicle with power shower, fully tiled walls, heated towel rail, vinyl flooring.

Storage

20'0" x 5'6" (6.10 x 1.70)

Garage

18'2" x 16'9" (5.55 x 5.12)

Cavity Wall brick construction under pitched Tile roof.

3 phase Electricity supply

Own Water supply.

Suitable for alternative uses subject to the necessary planning consent.

Workshop

11'10" x 7'8" (3.63 x 2.36)

Driveway Parking

Front Garden

Lawn area.

Rear Garden

Paved.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

