



ASHWORTH HOLME

Sales · Lettings · Property Management



9 VENTNOR AVENUE, M33 6LA
£249,999

2 1 2



DESCRIPTION

A WELL PRESENTED AND SENSIBLY PRICED TWO DOUBLE BEDROOM PERIOD TERRACE WHICH OFFERS CIRCA 700-SQFT OF ACCOMMODATION AND FORMS PART OF A HIGHLY CONVENIENT LOCATION NEAR TO DANE ROAD METROLINK, THE M60 AND SALE TOWN CENTRE.

IDEAL FOR A FIRST TIME BUYER this spacious property benefits from two reception rooms, two very well proportioned bedrooms and a low maintenance rear garden. Further benefits include period features such as original floorboards which have been sanded and varnished.

Forming part of 'Ventnor Avenue' a quiet Cul-De-Sac that puts the property within easy reach of Sale Town Centre and just a moments walk from the Dane Road Metrolink. The excellent schools for which Trafford is renowned.

Warmed by gas central heating and double glazing throughout.

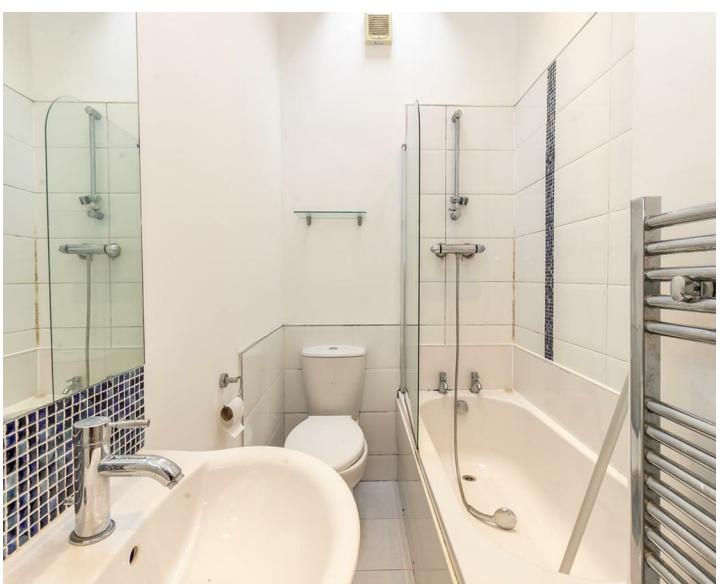
In brief the accommodation comprises: lounge, dining room and kitchen which provides garden access via double doors. To the first floor there are two double bedrooms and a spacious bathroom with skylight window. Externally to the rear there is a small courtyard garden.

NO ONWARD CHAIN. Freehold.

KEY FEATURES

- Two double mid terrace
- Close to Dane Road Metrolink
- Realistically priced
- Freehold
- A quiet and convenient location
- Two separate reception rooms
- Perfect first time buyer property
- No onward chain



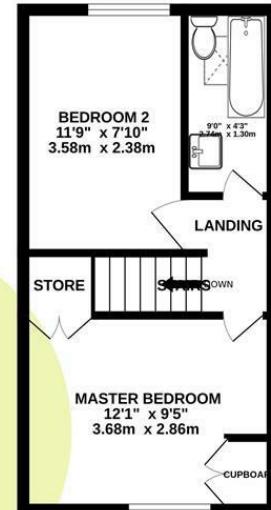
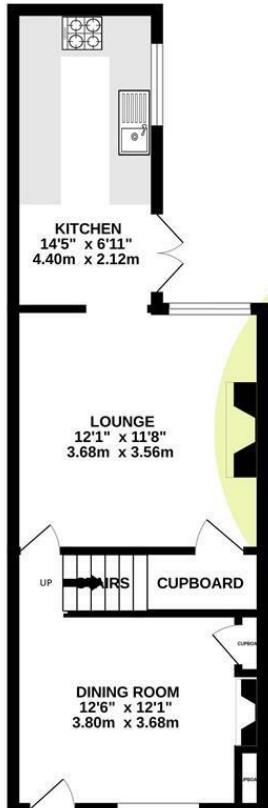


FLOOR PLANS



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.
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 fixtures have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 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			
England & Wales		EU Directive 2002/91/EC	



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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
WWW.ASHWORTHHOLME.CO.UK

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.

