



10 Ventnor Avenue, Sale, M33 6LA  
£264,995

PROPERTY  
PERSPECTIVE



## The Property Perspective

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We are delighted to offer for sale this 2 bedroom mid terraced house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen plus WC. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is a lounge, dining room, kitchen and WC. There are 2 well proportioned bedrooms plus a family bathroom off the first floor landing. Bedroom 2 is currently split in to 2 bedrooms to make it a 3 bed but can be reversed.

The property has well presented gardens.

Tenure - Freehold

Council Tax - Band B

The property comprises

### Ground Floor

#### Entrance Hall

With fitted flooring

#### Lounge 12'5" x 12'4" (3.81 x 3.77)

With fitted flooring.

#### Dining Room 12'5" x 11'4" (3.79 x 3.47)

With fitted flooring.

#### Kitchen 14'0" x 6'1" (4.29 x 1.87)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. The integrated appliances include an oven, hob and hood. With fitted flooring.

#### WC 6'2" x 2'7" (1.88 x 0.79)

Having contemporary white sanitary ware.

### First Floor

#### Landing

With fitted flooring.

#### Bedroom 1 12'5" x 9'4" (3.79 x 2.85)

With fitted flooring.

#### Bedroom 2 8'8" x 5'8" (2.66 x 1.74)

With fitted flooring.

#### Bedroom 3 8'9" x 5'5" (2.67 x 1.67)

With fitted flooring.

#### Bathroom 8'2" x 6'2" (2.49 x 1.88)

Having modern white sanitary ware, shower with curtain to bath and ladder radiator plus tiled walls.

### External

The property has a well presented rear yard.

