

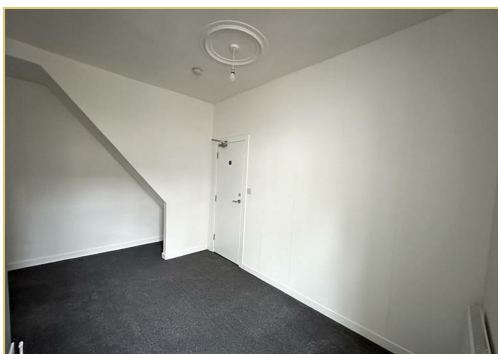


36 Ventnor Street, Manchester, M9 5UN
By Auction £180,000

Sanderson James is delighted to introduce this recently renovated end-terrace available for online auction via Sanderson James online auction platform. Nestled in the highly desirable Harpurhey area, this property is conveniently located near Harpurhey Shopping Centre, Health Centre, and excellent transport links. This residence briefly consists of a spacious lounge, a potential dining room, a well-equipped kitchen and a convenient downstairs shower room. On the first floor, you'll find a spacious bedroom with a storage room and a second bedroom with an en-suite bathroom.

This home is renovated with neutral décor throughout, this home simply require some personal touch to turn it into a charming residence or a lucrative investment opportunity.

Don't miss out—register now to participate in the bidding process on Sanderson James online auction platform or contact us for more details or arrange a viewing.



Lounge

Dinning Room

Kitchen

Shower Room

Bedroom One

Bedroom Two

En-suite

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Sales opening hours

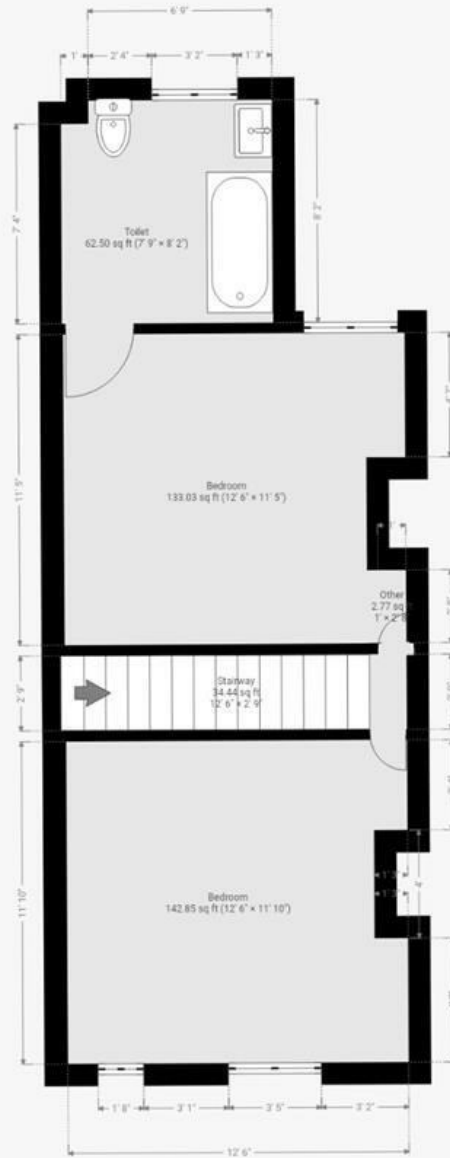
We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales thinking of selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.

This property will be available on our Sanderson James online auction platform.

Register will be require for the bidding.



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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

Current: 60, Potential: 77

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

