



ASHWORTH HOLME
Sales · Lettings · Property Management



3 VENTNOR AVENUE, M33 6LA
£240,000



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DESCRIPTION

A WELL-PRESENTED AND SENSIBLY PRICED TWO DOUBLE BEDROOM PERIOD TERRACE, OFFERING CIRCA 680 SQ FT OF ACCOMMODATION IN A HIGHLY CONVENIENT LOCATION CLOSE TO DANE ROAD METROLINK, THE M60, AND SALE TOWN CENTRE.

This spacious home benefits from an open-plan lounge/dining room, two well-proportioned double bedrooms, and a low-maintenance rear garden. A recently fitted contemporary kitchen opens directly to the rear courtyard, providing a practical and stylish cooking space.

The property is located on Ventnor Avenue, a quiet cul-de-sac just a short walk from Dane Road Metrolink and within easy reach of Sale Town Centre. The area is also well-served by the outstanding schools for which Trafford is renowned.

Additional benefits include gas central heating and double glazing throughout.

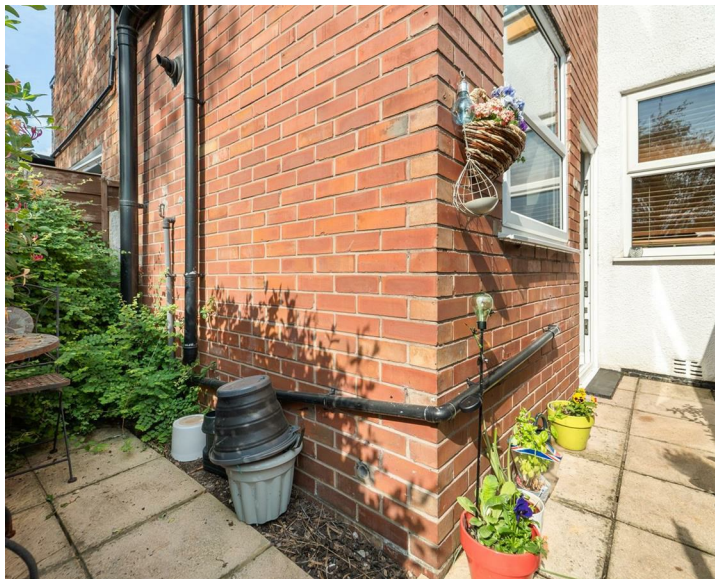
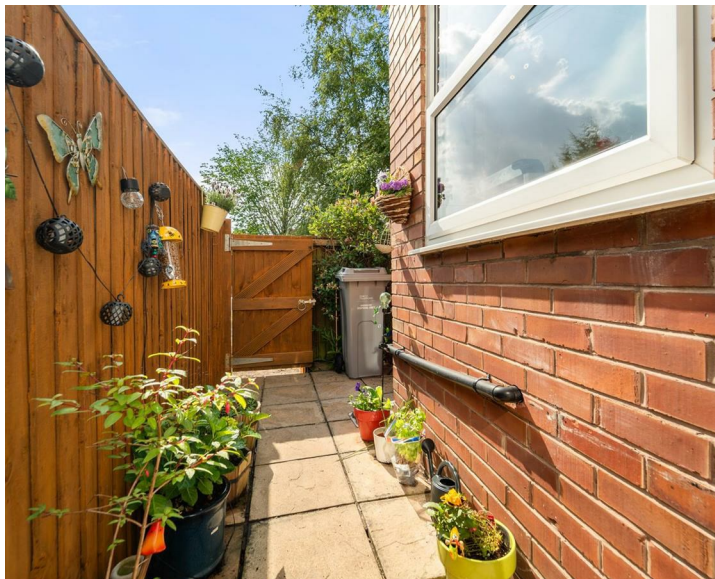
In brief, the accommodation comprises: open-plan lounge/dining room, modern kitchen with garden access. To the first floor, there are two bedrooms and a spacious bathroom. Externally, there is a small courtyard garden to the rear.

Freehold.

KEY FEATURES

- Two bedroom period terrace
- Recently fitted contemporary kitchen
- Low-maintenance rear courtyard garden
- Easy walking distance of Sale Centre
- Open-plan lounge and dining room
- Spacious first-floor bathroom
- Excellent location near Dane Road Metrolink
- Freehold

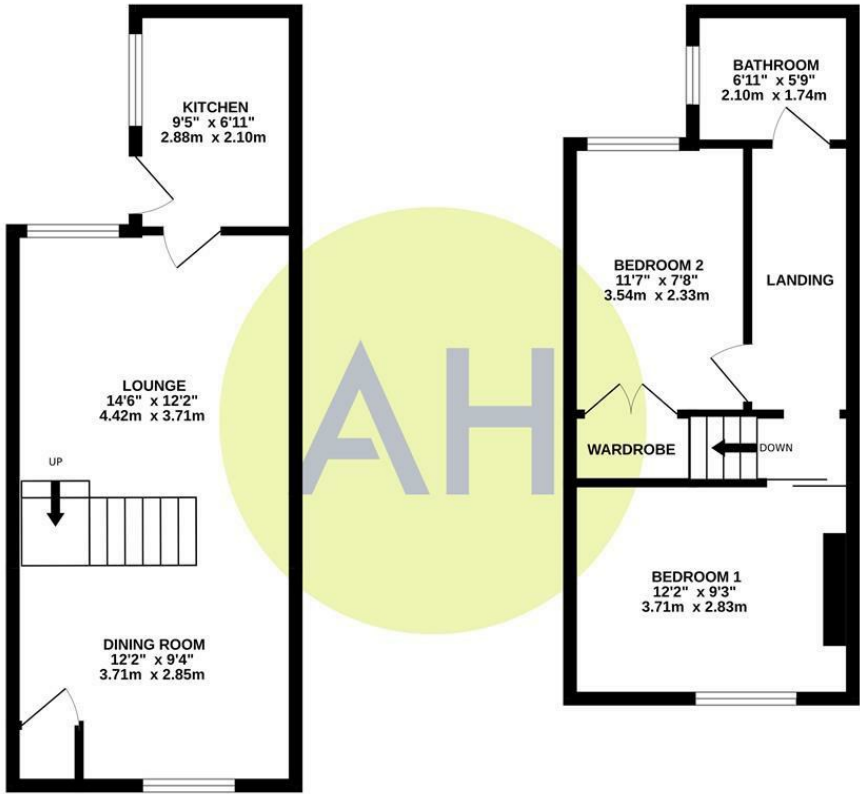






GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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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