



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**24 VERNON AVENUE, M32 8JD**  
**£350,000**



**3**



**1**



**2**





## DESCRIPTION

\*\*\*BEST & FINAL OFFERS BEING TAKEN 03/09 AT 4:30PM\*\*\*

THREE-BEDROOM SEMI-DETACHED WITH GARAGE AND DRIVEWAY AND HUGE DEVELOPMENT POTENTIAL.

This spacious semi-detached home is full of potential and perfectly placed for families and commuters.

On the ground floor you'll find a porch, hallway, two well-proportioned reception rooms, and a good-sized kitchen with a rear porch leading out to the garden. There's also a garage with outdoor access and a private driveway. Upstairs offers two generous double bedrooms, a further single room, and a family bathroom with handy storage. Outside, the property enjoys a private driveway and an enclosed rear garden – a great space for families.

The location is ideal, with the Metrolink, Stretford Grammar School, excellent transport links, and the M60 all close by.

The house does require full modernisation and currently has no gas central heating, but it's a fantastic opportunity to create a home exactly to your taste.

Offered with no onward chain. Viewing highly recommended. FREEHOLD.

## KEY FEATURES

- Three-bed semi-detached house with garage
- Two double bedrooms and one single
- Huge development potential
- Prime location near Metrolink & schools
- Two spacious reception rooms
- Bathroom with three-piece suite and storage
- No gas central heating currently installed
- No Chain & FREEHOLD



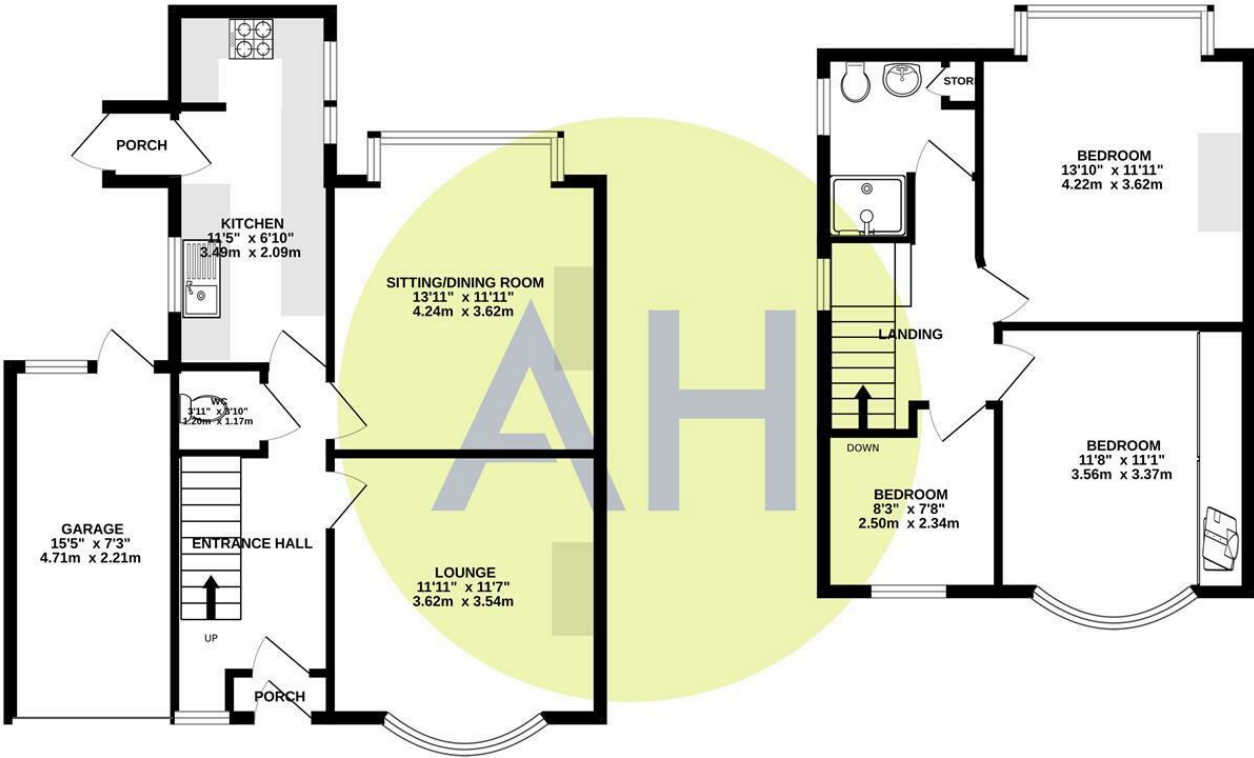






GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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 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 <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |



ASHWORTH HOLME

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.