



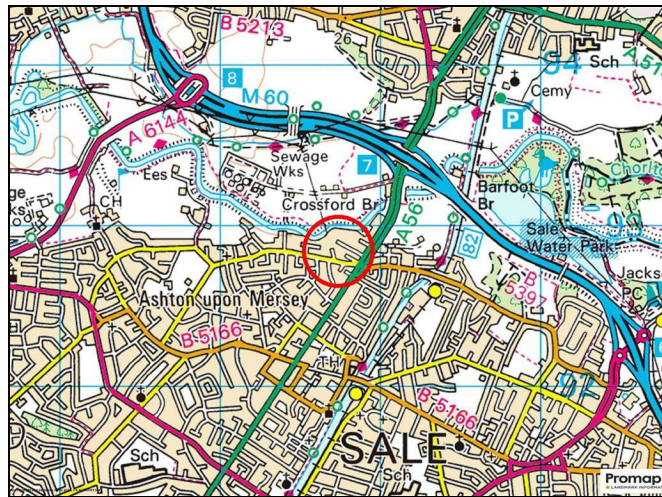
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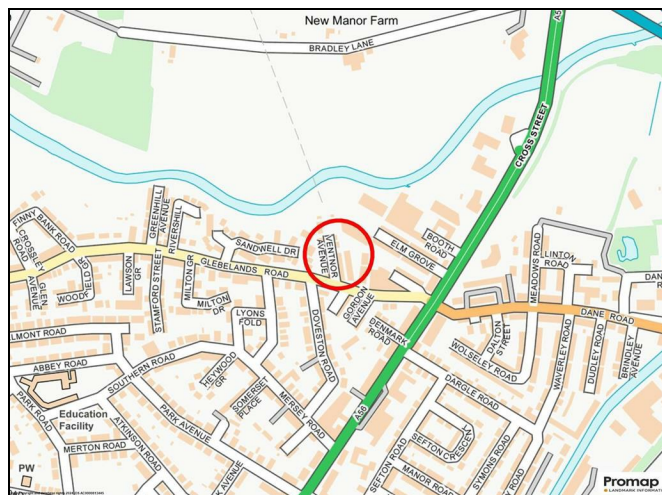


INDEPENDENT ESTATE AGENTS

location



From Watersons Sale office, proceed onto School Rd/B5166 towards Hayfield St. Turn left onto Sibson Rd/B5166 and continue straight onto Tatton Rd/B5166. Tatton Rd/B5166 turns left and becomes Ashfield Rd. Turn right onto Cross St/A56 then left onto Glebelands Rd. Turn right onto Ventnor Ave and the property will be on the right



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			69
(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	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

24 Ventnor Avenue Sale, M33 6LA



A WELL PROPORTIONED TWO BEDROOM PERIOD END TERRACE IDEALLY POSITIONED ON THIS EVER POPULAR ROAD WITHIN AN EASY REACH OF THE METROLINK AND SALE TOWN CENTRE. SUPERB PLOT WITH LARGE SIDE GARDEN

Vestibule. Dining Room. Lounge. Breakfast Kitchen. Two Bedrooms. Bathroom. Excellent sized lawned side garden and rear paved patio. NO CHAIN!

CONTACT SALE 0161 973 6688

Offers Over £275,000

in detail



A superb Two Bedroomed Period End Terrace which enjoys good-sized rooms throughout.

The property benefits from a much larger plot than similar properties, having a large lawned side garden.

The location is so convenient, being within an easy reach of the Town Centre and the Metrolink at Dane Road.

In addition to the Accommodation, there is the superb side garden and rear patio.

An internal viewing will reveal:

Entrance Vestibule. Having an opaque glazed panelled front door with window above. Fully glazed door into the Dining Room.

Dining Room. A good size reception room having a uPVC double glazed window to the front elevation. Attractive fireplace feature to the chimney breast. Coved ceiling. Dadao rail surround. Opening to the Inner Hallway.

Inner Hallway. Having a staircase rising to the First Floor. Panelled door opens to the Lounge and a uPVC double glazed window to the side elevation.

Lounge. A well proportioned reception room having a uPVC double glazed window to the side elevation overlooking the Gardens. Attractive period fireplace feature to the chimney breast with raised tiled hearth. Coved ceiling. Dadao rail surround. Door opens to useful understairs storage cupboard and a further panelled door through to the Breakfast Kitchen.

Breakfast Kitchen. Fitted with a range of base style of units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Ample space for a range of freestanding appliances. uPVC double glazed window to the rear elevation and an opaque uPVC double glazed door opens to outside. Inset spotlights to the ceiling.

First Floor Landing. Having doors opening to the Two Bedrooms and Bathroom.

Bedroom One. An excellent sized double bedroom having a uPVC double glazed window to the front elevation plus an additional uPVC double glazed window to the side. Built in wardrobe.

Bedroom Two. Having a uPVC double glazed window to the side elevation.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of panelled bath.

Outside the property enjoys an excellent sized lawned side garden and rear paved patio.

Such a convenient place to live!

- Freehold
- Council Tax Band - B

Approx Gross Floor Area = 718 Sq. Feet
= 66.8 Sq. Metres

