



Aspen Place
 Partington
 M31 4QX

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

11 Aspen Place
Partington
Manchester
M31 4QX



£240,000

A MODERN TWO BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A PLEASANT CUL-DE-SAC LOCATION JUST OFF HALL LANE VIA HALLCROFT

Presented in immaculate condition throughout. Suitable for a variety of purchasers. Approx 660 sq ft. Lounge, kitchen/diner and downstairs WC. Well appointed family bathroom with shower. Gas central heating system-combination boiler. Two well proportioned bedrooms. Good off road parking to the front and enclosed rear garden with an easterly aspect. Conveniently situated for local amenities. Must be viewed to be appreciated. Freehold. Virtual Tour Available. EPC Rating: B

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator.

Lounge

With a double glazed picture window to the front elevation. Further double glazed window to the side elevation. Laminate flooring. Radiator.

Inner Hall

With understairs storage cupboard and door off to:

Downstairs WC

With a low level WC and wall hung wash hand basin. Double glazed window to the side elevation. Radiator. Extractor fan. Decorative panelling.

Open Plan Kitchen/Diner

With a range of base and wall cupboard units and working surfaces incorporating a single drainer stainless steel sink unit with mixer tap. Plumbing for a washer and space for fridge/freezer. Radiator. Tiled flooring. Built in oven and hob with extractor canopy and tiled splashback. Cupboard off where the 'Worcester' combination gas central heating boiler is located. Radiator and decorative wall panelling in the dining area with feature lighting and spotlighting. Double glazed window and exit door to the rear leading out to the rear garden.

TO THE FIRST FLOOR

Landing

With a loft access point. Built in storage/linen cupboard off.

Bedroom (1)

With a double glazed window to the rear. Radiator.

Bedroom (2)

With a double glazed picture window to the front elevation. Radiator.

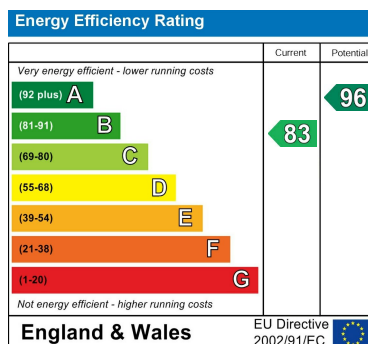
Bathroom

With a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Shower over the bath with an anti-splash screen fitted. Chrome ladder radiator. Contemporary tiling. Double glazed window to the side elevation. Spotlighting and extractor fan.

Outside

The property has ample space to the front with off road parking for two cars and lawned areas. To the rear is an enclosed garden with an easterly aspect with paved patio, lawned areas and decorative gravel pathway.





Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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