



**Aspen Place**  
Partington  
M31 4QX

**PAUL BIRTLES**

SALES • RENTALS • MANAGEMENT



8 Aspen Place  
Partington  
Manchester  
M31 4QX



40% Shared ownership  
£102,000

\*A THREE BEDROOM SEMI-DETACHED PROPERTY BUILT CIRCA 2017\* Shared Ownership scheme with 40% currently owned. (Rent of £307.62 pcm). Situated in a pleasant cul-de-sac location just off Hall Lane via Hallcroft. Lounge, kitchen/diner and downstairs WC. Well appointed family bathroom with shower. Gas central heating system-combination boiler. Double glazed windows and exterior doors. Gardens to the front and rear plus driveway for off-road parking. Leasehold for the residue of 125 years from 01/01/2017. Conveniently situated for local amenities. No ongoing vendor chain. Must be viewed to be appreciated. Option to purchase outright at £255,000.

## TO THE GROUND FLOOR

### Entrance Hall

With a radiator/cover, double glazed window to the side and stairs leading off to the first floor rooms. Wood effect flooring. Door to:

### Lounge

With a double glazed bay window to the front, wood effect flooring and a radiator. Useful under stairs storage/cloakroom off.

### Dining Kitchen

With a single drainer stainless steel sink unit with mixer tap and range of base and wall cupboard units and working surfaces incorporating an oven, hob and extractor. Tiled areas, radiator and a matching cupboard houses the 'Worcester' combination gas central heating boiler. Large double glazed picture window overlooking the rear garden in addition to an exit door to outside. Access to:

### Downstairs WC

With a white suite comprising low-level WC and pedestal wash hand basin. Radiator, double glazed window to the side and a useful storage cupboard.

## TO THE FIRST FLOOR

### Landing

With a double glazed window to the side and a useful storage cupboard off. Loft access point.

### Bedroom (1)

With a radiator and a double glazed bay window to the front.

### Bedroom (2)

With a radiator and a double glazed window to the rear. Range of fitted wardrobe/storage space with mirror fronted sliding doors.

### Bedroom (3)

With a radiator and double glazed windows to two elevations.

### Bathroom

With a three-piece white suite comprising panelled bath, pedestal wash basin and low level WC. Tiled areas, chrome ladder radiator and double glazed window to the rear. Extractor fan. A shower is installed over the bath and an anti-splash screen is fitted.

### Outside

To the front of the property is a lawned garden area. A driveway provides an off-road parking facility. To the rear is an enclosed garden with lawn and patio sections, that is not overlooked from the rear.

### Additional Information/Qualifying Criteria

40% Shared ownership - the current rent payment is £307.62pm. (Reviewed annually on 1st April). We are advised by the client there is no separate ground rent payable.

Qualifying applicants must:

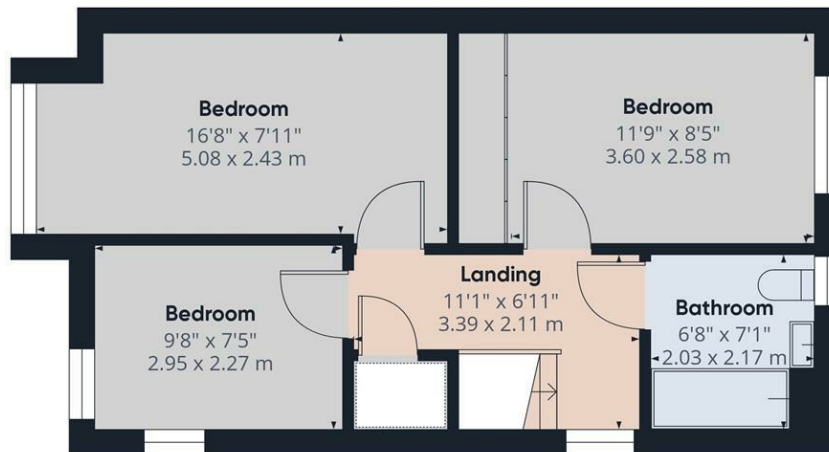
- Not own another property.
- Have a family income of less than £80,000 per annum.
- Not have > £80,000 savings following purchase.

L&Q Group suggest that applicants would need a minimum income of £31,700 per annum gross to afford this property with a mortgage.





Ground Floor



Floor 1

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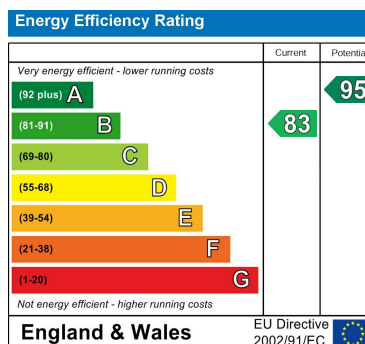
**Approximate total area<sup>(1)</sup>**  
873.5 ft<sup>2</sup>  
81.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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