

28 Aspull Walk , Manchester, M13 9ER

NO CHAIN Park Lane Estate Agents are proud to offer For Sale this tastefully modernised and configured townhouse, perfectly positioned for access to a wealth of amenities including Manchester University, Manchester Royal Infirmary, restaurants, bars and transport links. The property is uPVC double-glazed throughout and warmed by gas central heating. Perfect family home or investment opportunity. The internal accommodation comprises in summary, entrance hallway, ground-floor bedroom, ground-floor bathroom, kitchen, stairs to the first floor, first-floor bedroom with en-suite, first-floor bedroom, stairs to the second floor, second-floor bedroom with en-suite, second-floor bedroom and second-floor bathroom. Externally, the property boasts a sizeable private rear garden. Contact us now to arrange your viewing!

Offers Over £375,000

28 Aspull Walk

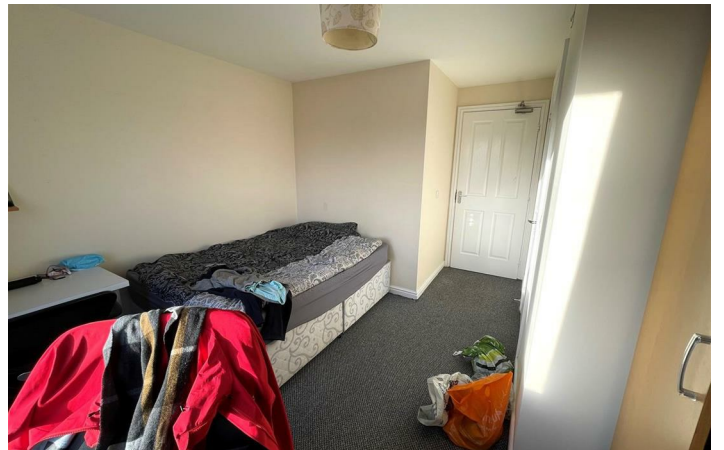
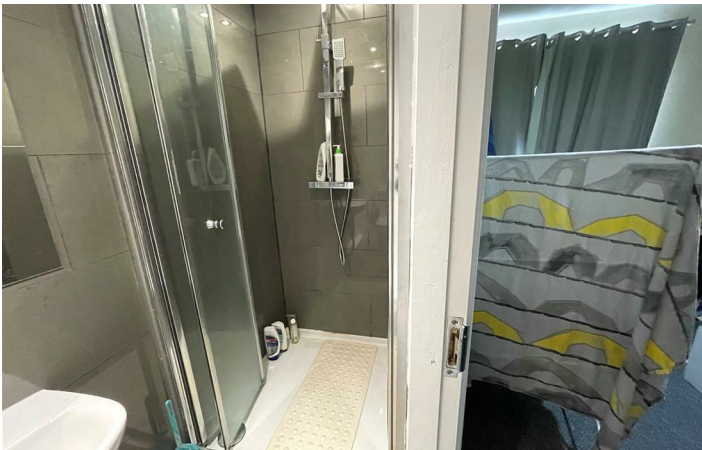
, Manchester, M13 9ER



- NO CHAIN
- UPVC DOUBLE GLAZED THROUGHOUT
- REAR GARDEN
- FOUR/FIVE BEDROOMS
- IDEALLY POSITIONED FOR ACCESS TO MANCHESTER UNIVERSITY
- CONTACT US NOW TO ARRANGE YOUR VIEWING
- FOUR BATHROOMS, TWO OF WHICH ARE EN-SUITE
- PERFECT FAMILY HOME OR INVESTMENT OPPORTUNITY

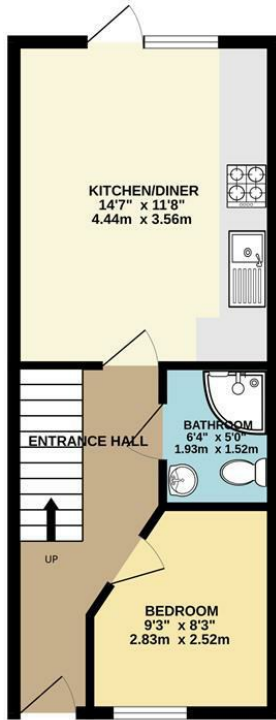


[Directions](#)

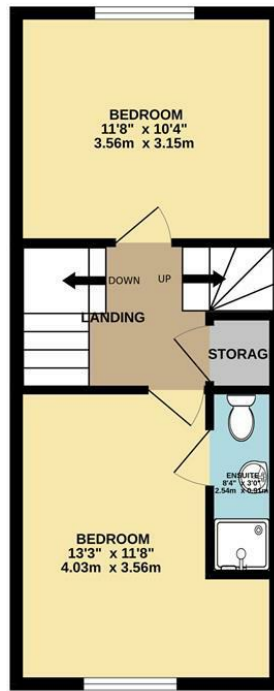


Floor Plan

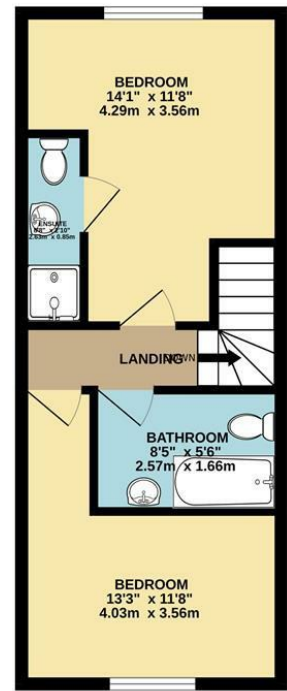
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



FIVE-BEDROOM TOWN HOUSE

TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	