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1 Poplar Road Monton Manchester M30 9LD

£550,000

FANTASTIC FAMILY HOME WITH AMAZING REAR GARDEN! HOME ESTATE AGENTS are privileged to offer for sale this much loved and improved four double bedroom period semi detached family home. Being situated on a popular Monton road with close proximity to Monton Green Primary school and easy access into Monton high street its easy to see why its popular! To the ground floor the property comprises porch, hallway, bay-fronted lounge, dining room with log burner, fitted breakfast kitchen, utility room and with access leading to the cellar for storage. To the first floor there is the shaped landing, three of the bedrooms, en-suite to the master bedroom and family bathroom suite. To the second floor there is a landing with storage, bedroom four and a further fitted shower room. The property offers double glazing and gas central heating. Externally the space continues with garden and off road parking to the front, parking to the side and rear and then the amazing rear garden complete with huge lawn area, raised decked area and then further detached garden room which is currently being used as a studio but could be utilised as a home office or gym! Call HOME On 01617898383 to arrange your viewing!

- FANTASTIC PERIOD FAMILY HOME!
- POPULAR MONTON POSITION!
- CLOSE TO MONTON GREEN PRIMARY SCHOOL!
- Four double bedrooms with two en-suite bedrooms
- Extended in 2013 with loft room and en-suite
- Porch and Hallway
- Lounge and dining room
- Fitted 17ft kitchen and utility room
- Detached garden room/home office
- Amazing rear garden!



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Registered Address: 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers: Monton - 9262084 Urmston - 04531861 Stretford - 08259553

Porch

Wooden doors to the front and access to the hallway.

Hallway

Exposed wooden flooring, single panel radiator and stairs to the first floor.

Lounge 14'9 x 12'5 (4.50m x 3.78m)

uPVC double glazed bay window to the front, television point, three double panel radiators, exposed wooden flooring, living flame gas fire, picture rail and coving.

Dining room 13'0 x 10'6 (3.96m x 3.20m)

uPVC double glazed windows to the side and rear, exposed wooden flooring, picture rail and fitted with multi fuel/log burner.

Kitchen 17'8 x 10'1 (5.38m x 3.07m)

Fitted with wall and base units, roll edge worktops, sink unit, space for "Range" cooker, extractor fan, fitted with fridge freezer, wall mounted "Worcester" boiler and access to the cellar. uPVC double glazed window to the side, door to the utility room, uPVC double glazed French doors to the rear and double panel radiator.

Utility area 8'3 x 4'1 (2.51m x 1.24m)

Fitted with worktops, space for washing machine and dryer and sink unit. Door to the front and window to side and rear.

Cellar 14'7 x 12'3 (4.45m x 3.73m)

One chamber cellar for storage. Double panel radiator and windows to the front and side.

Landing

Open balustrade and stairs to the second floor,

Bedroom One 16'3 x 15'2 (narrowing to 4'6) (4.95m x 4.62m (narrowing to 1.37m))

uPVC double glazed bay window to the front, uPVC double glazed window to front and single panel radiator.

En-Suite 7'3 x 3'9 (2.21m x 1.14m)

Fitted with shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. Tiled flooring, tiled to complement, underfloor heating, extractor fan, ceiling spotlights and ladder style radiator.

Bedroom Two 13'4 x 10'6 (4.06m x 3.20m)

uPVC double glazed window to the rear, single panel radiator and fitted with a wall mounted sink.

Bedroom Three 12'1 x 10'2 (3.68m x 3.10m)

uPVC double glazed window to the rear, single panel radiator and picture rail.

Bathroom 7'1 x 6'4 (2.16m x 1.93m)

Fitted with a three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to the side, underfloor heating, built in storage cupboard, tiled to complement and single panel radiator.

Second floor landing

uPVC double glazed window to the rear, ceiling spotlights and storage into the eaves.

Bedroom Four 15'4 x 14'5 (4.67m x 4.39m)

The fourth bedroom and en-suite is located in the loft conversion which was completed in 2013. Two Velux windows, double panel radiator, built in storage and ceiling spotlights.

En-Suite 6'8 x 4'6 (2.03m x 1.37m)

Fitted with three piece shower room suite comprising low level W/C, pedestal wash hand basin and shower cubicle. uPVC double glazed window to the rear and underfloor heating.

Garden room/Home office 19'6 x 13'2 (5.94m x 4.01m)

Fully detached garden room which could be used as a home office, study, home gym or playroom. Electric, electric heating, uPVC double glazed sliding door to the front and wood effect flooring.

Tenure

We are advised that the property is Freehold.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



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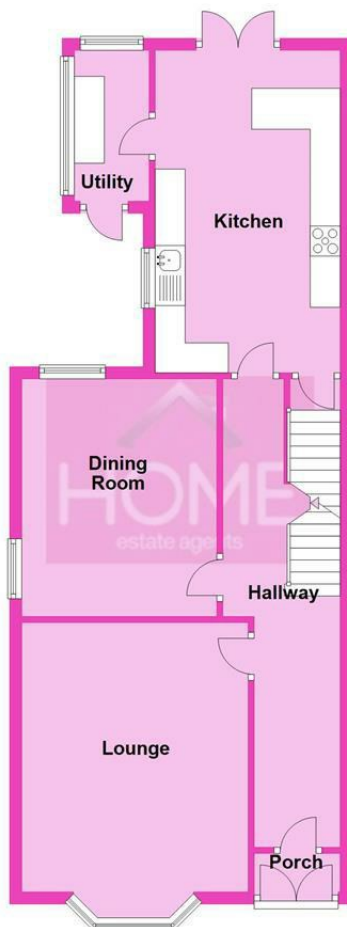
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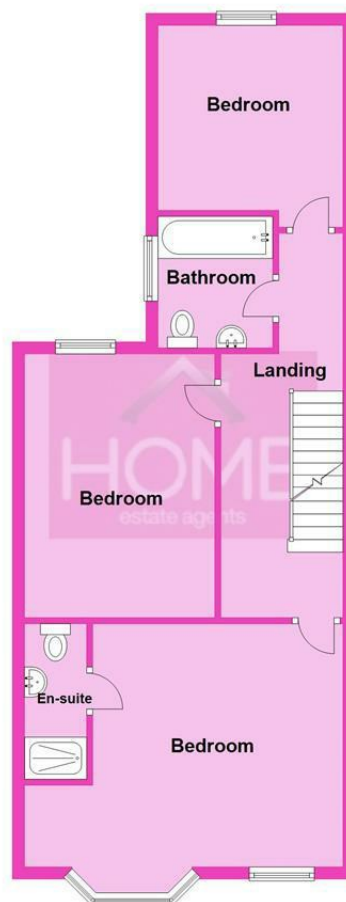


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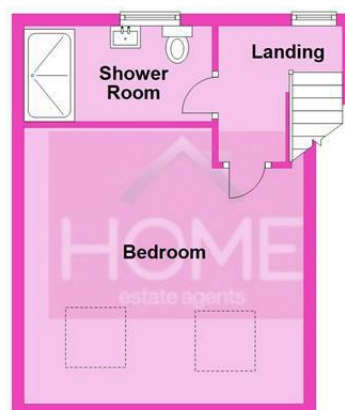
Ground Floor
Approx. 66.0 sq. metres (710.0 sq. feet)



First Floor
Approx. 62.6 sq. metres (673.5 sq. feet)



Second Floor
Approx. 29.9 sq. metres (321.6 sq. feet)



Basement
Approx. 26.3 sq. metres (283.5 sq. feet)



Total area: approx. 184.7 sq. metres (1988.6 sq. feet)

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 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		
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