

Urmston Office

0161 747 1177
1 Crofts Bank Road, Urmston
M41 0TZ

 @homeinurmston

Stretford Office

0161 871 3939
145 Barton Road, Stretford
M32 8DN

 @homeinstretford

Monton Office

0161 789 8383
222 Monton Road, Monton
M30 9LJ

 @homeinmonton



51 Poplar Grove Urmston Manchester M41 9BL
£270,000

'MOVE IN' CONDITION! HOME ESTATE AGENTS are delighted to offer for sale this well presented two bedroom mid terrace. If you are looking for a convenient location & a property in superb condition, be sure to book your viewing. In brief the accommodation comprises entrance vestibule, bay fronted lounge which is open through to the dining room, modern fitted kitchen, shaped landing, the two bedrooms & contemporary four piece bathroom suite. The property is warmed by gas central heating & is uPVC double glazed. Externally to the front of the property there is a walled palisade whilst to the rear there is an enclosed courtyard. The rear benefits from a sunny aspect & is not overlooked. Ideally placed for transport links & the ever growing amenities of the area. To book your viewing call the team at HOME.

- Two bedroom mid terrace
- Modern fitted kitchen
- Gas central heated
- 'Move in' condition
- Spacious lounge
- Four piece bathroom suite
- Palisade to the front & enclosed courtyard
- Dining room
- uPVC double glazed
- Ideal for amenities

LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Entrance vestibule

Door to the front with glazed top light.

Lounge 13'5" x 12'8" (4.10m x 3.87m)

uPVC double glazed bay window to the front, coved ceiling, wood floor and radiator. Feature fireplace housing a living flame gas fire. Open through to the dining room.

Dining room 11'11" x 19'1" (3.65m x 5.83m)

uPVC double glazed window to the rear, coved ceiling, wood floor and radiator. Stairs leading to the first floor.

Kitchen 12'2" x 7'10" (3.72m x 2.41m)

uPVC double glazed window to the rear and uPVC double glazed door giving access to the rear courtyard. A range of modern fitted wall and base units with a wooden butcher block worktop over. Integrated hob, oven and extractor fan. Integrated dishwasher. Space for other appliances. Incorporating a Belfast style sink with mixer tap. Wine rack, splash tiling, spotlights and tiled floor.

Shaped landing

Open balustrade and loft access.

Bedroom one 19'0" x 11'3" (5.81m x 3.45m)

Two uPVC double glazed windows to the front, coved ceiling and radiator.

Bedroom two 12'1" x 8'4" (3.70m x 2.56m)

uPVC double glazed window to the rear, coved ceiling and radiator.

Bathroom

A contemporary four piece suite comprises low level WC, wash hand basin, shower cubicle and free standing bath with central tap. Tiling to compliment and tiled floor. Radiator. uPVC double glazed window to the rear.

Externally

To the front of the property there is a walled palisade whilst to the rear there is an enclosed courtyard. The rear benefits from a sunny aspect and is not overlooked.

Tenure

The property is Freehold.

Council tax

The property is council tax band B.

Property disclaimer

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.



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



LOCAL EXPERTS THAT GET YOU MOVING

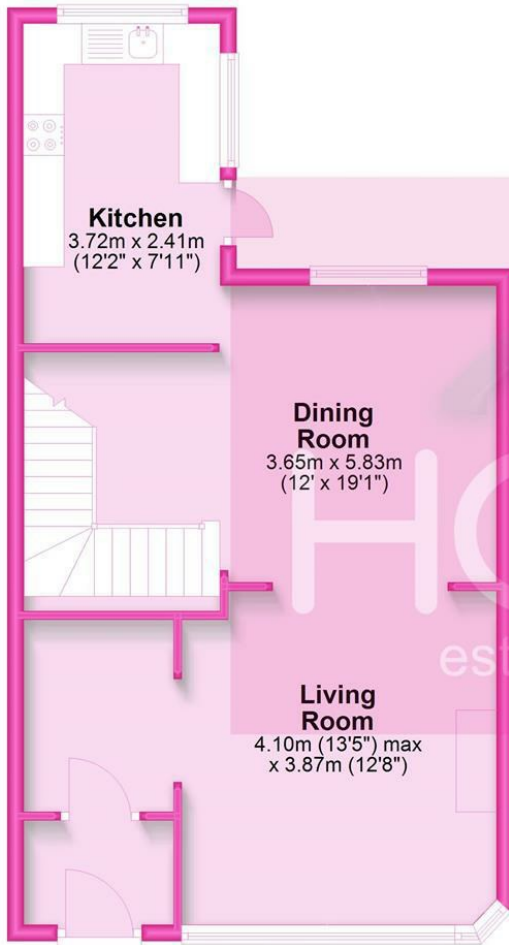
 www.homestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 102.2 sq. metres (1099.8 sq. feet)

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------------|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

LOCAL EXPERTS THAT GET YOU MOVING

www.homeestateagents.com



Registered Address 24 Broad Street, Salford, M6 5BY - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553