



EMMA
HATTON
LTD

Poplar Road , Stretford

Guide Price £245,000

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- A well presented Period Mid Terrace
- A good sized Lounge
- Open Plan Kitchen/Diner
- 2 Double Bedrooms
- Family bathroom with shower
- Warmed by gas central heating
- Double glazed Windows
- Rear garden

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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OUTSIDE: Mainly lawned rear garden (with right of way with neighbouring properties) and outbuilding.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Property Description

We are pleased to offer for sale this spacious well presented 2 Double bedroomed Period mid terrace located in a pleasant cul-de-sac, this well planned accommodation briefly comprises a good sized lounge, large open plan fitted kitchen/diner with useful understairs storage and access leading to rear garden (with right of way with neighbouring properties) and outbuilding, to the first floor are 2 Double bedrooms, storage/linen cupboard and family bathroom, walking distance to Stretford Mall and Metro with good local schools nearby this splendid home is ideal for the first time buyer/downsizer.

THE ACCOMMODATION COMPRISES BRIEFLY:

LOUNGE: 14ft 2in x 13ft 9in

DINING KITCHEN: 14ft x 13ft 9in

FIRST FLOOR

BEDROOM 1: 13ft 9in x 13ft 8in

BEDROOM 2: 11ft 2in x 8ft 5in

