

61 Poplar
Grove
Urmston
M41 9BL

£1,700 PCM



AVAILABLE 24/09/26 A new build mid town house property with three excellent sized bedrooms. Modern living within easy reach of Urmston Town Centre. Spacious accommodation arranged over three floors. Superb standard of presentation right through. Downstairs WC, family bathroom and en-suite to master bedroom. Open plan living/dining/kitchen space. Useful utility room. Fantastic master bedroom. Gas central heating and double glazing. Parking area, garage and garden to rear. A rare opportunity to rent a new build property in the local area. Has to be viewed to be appreciated. Unfurnished.

TO THE GROUND FLOOR

Entrance Hall

With a feature entrance door, a radiator and stairs off to the first floor rooms.

Downstairs WC

With a white suite comprising low level WC and wash hand basin. Radiator, tiled areas and mirror fitment. Double glazed window to the front. Spotlighting.

Utility Room

With a sink, radiator and double glazed window to the front. Useful storage cupboards and working surface. Washing machine.

Open Plan Lounge/Dining/Kitchen Space

A great sized open plan living space with two radiators and double glazed double doors and side panels out to the garden. The kitchen area is well fitted with a range of base and wall cupboard units and working surfaces that incorporate an oven, hob and extractor. Integrated dishwasher and free standing fridge/freezer. One and a half bowl single drainer sink unit with feature mixer tap.

TO THE FIRST FLOOR

Landing (1)

To:

Bedroom (1)

With a radiator and two double glazed windows to the front.

Family Bathroom

With a white suite comprising panelled bath, wash hand basin

and low level WC. Over the bath shower with an anti splash screen fitted. Tiled areas, radiator and large mirror fitment. Double glazed window and spotlighting.

Bedroom (2)

With a radiator and two double glazed windows to the rear.

TO THE SECOND FLOOR

Landing (2)

With a useful walk-in storage area off. Door to:

Bedroom (3)

A most impressive master bedroom with two radiators and a double glazed window to the rear. Access to:

En-Suite Bathroom

With a bath with shower attachment over, wash hand basin and low level WC. Walk-in shower compartment, tiled areas and a Velux window for natural light. Radiator and spotlighting.

Outside

Parking areas to the front, GARAGE in adjacent block and garden to the rear.

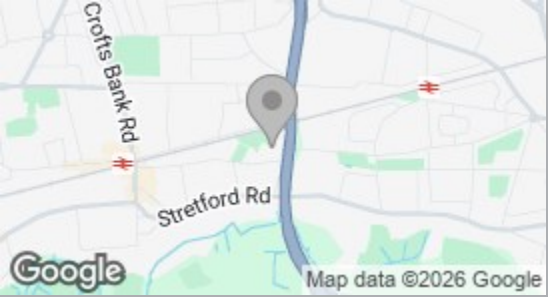
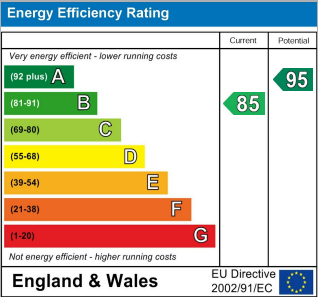
Additional Information

Rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities.

A security deposit of the equivalent of one month's rent will be payable prior to the tenancy start date.

No Smokers

Tenant(s) income no less than monthly rent x 30 (£51,000)



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