



ASHWORTH HOLME
Sales · Lettings · Property Management



25 POPLAR GROVE, M33 3AX
£2,700 PER MONTH



5



3



2



DESCRIPTION

A BEAUTIFULLY PRESENTED AND SUBSTANTIALLY EXTENDED FIVE-BEDROOM, THREE-BATHROOM PERIOD END-TERRACE FAMILY HOME.

Occupying a highly sought-after residential location within easy reach of Sale Town Centre, Brooklands Metrolink and a selection of excellent local schools including St Joseph's Catholic Primary School, Brooklands Primary School and Sale Grammar School.

In recent years the property has been comprehensively renovated and improved to a high standard, creating stylish and spacious accommodation arranged over three floors. Particular attention should be drawn to the impressive ground floor extension which provides a stunning open-plan living, dining and kitchen space with bi-folding doors opening onto the rear garden. Further benefits include a separate utility room, two en-suite shower rooms and off-road parking.

The accommodation briefly comprises: entrance hallway, bay-fronted lounge, utility room and an impressive open-plan living/dining kitchen fitted with bi-folding doors leading onto the rear garden.

To the first floor there are three well-proportioned bedrooms, including a superb principal bedroom complete with walk-in wardrobe area and en-suite shower room, together with a modern family bathroom. To the second floor there are two further double bedrooms, one of which benefits from an en-suite shower room. There is also an additional room which would lend itself perfectly to a home office, nursery, dressing room or hobby room.

KEY FEATURES

- Five-bedroom period end-terrace home
- Stunning open-plan living/dining kitchen
- Separate utility room
- Private rear garden with two decked seating areas
- Excellent school catchment area
- Three bathrooms including two en-suites
- Bi-folding doors to the rear garden
- Principal bedroom with walk-in wardrobe area
- Driveway providing off-road parking for two vehicles
- Walking distance to Sale Town Centre and Brooklands Metrolink







ASHWORTH HOLME

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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		
England & Wales	EU Directive 2002/91/EC	

