



44 Poplar Grove Urmston Manchester M41 9BL

£189,950

NO VENDOR CHAIN! HOME ESTATE AGENTS are delighted to bring to the market for the first time in over seventy five years this extended bay fronted three bedroomed mid terraced property located on the ever popular Poplar Grove just outside of Urmston town centre. This excellent property is in need of internal updating and is being offered with no vendor chain. Spacious living accommodation to all floors including two reception rooms and three double bedrooms make this desirable property a must view. The location is within walking distance of Urmston town centre and close to all major and public transport links. The accommodation comprises of entrance hallway, lounge, kitchen and downstairs bathroom. There is also a very useful cellar. To the upstairs are the three double bedrooms. The property is warmed by gas central heating. To the outside rear is a pleasant paved yard. To book your viewing call HOME ON 0161 7471177

- Great location
- No vendor chain
- Three double bedrooms
- Viewing advised
- Bay fronted
- Two reception rooms
- Spacious living accommodation
- Mid terraced
- Extended
- Gas central heating



ENTRANCE HALLWAY

Double panel radiator.

LOUNGE 13'07 x 10'08 (4.14m x 3.25m)

Hardwood single glazed window to front. Gas fire. Double panel radiator.

DINING ROOM 12'04 x 11'03 (3.76m x 3.43m)

Hardwood single glazed window to rear. Gas fire. Double panel radiator.

KITCHEN 15'11 x 8'00 (4.85m x 2.44m)

Hardwood single glazed window to side. A range of fitted wall and base units. Rolled edge worktops. Single panel radiator.

BATHROOM 7'03 x 7'04 (2.21m x 2.24m)

Hardwood single glazed opaque window to side. Bath. Pedestal wash hand basin. WC.

BEDROOM ONE 14'06 x 11'00 (4.42m x 3.35m)

Two hardwood single glazed windows to front. Single panel radiator.

BEDROOM TWO 12'10 x 9'05 (3.91m x 2.87m)

Hardwood single glazed window to rear. Double panel radiator.

BEDROOM THREE 10'08 x 7'11 (3.25m x 2.41m)

Hardwood single glazed window to rear. Double panel radiator.

OUTSIDE

To the outside rear is a pleasant paved yard. To book your viewing call HOME ON 0161 7471177

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.





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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 	

