

Monton Office

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8 Poplar Road Monton Manchester M30 9LD

Offers over £600,000

ARE YOU LOOKING FOR A PERIOD HOME OFFERING SPACIOUS ACCOMODATION AND A FANTASTIC GARDEN? TAKE A LOOK AT THIS... HOME ESTATE AGENTS are privileged to offer for sale this semi-detached Edwardian property bursting with period style, from the architraves to the period fireplaces, and five of the rooms featuring stained glass. It has been sympathetically modernised and provides a bay-fronted lounge, a dining room with glazed doors to the patio, a modern family kitchen with breakfast area with French doors to the rear garden, a converted cellar room (ideal for an office, playroom or fourth bedroom) with an adjacent WC. To the first floor there are three double bedrooms (with an ensuite to the master bedroom) and the family bathroom. Externally the space continues with a well-stocked and well-maintained garden with studio/workshop and an additional shed. There is ample parking to the front and side. The property sits on the highly sought after Poplar Road and is within the catchment of Monton Green Primary School. Just a short walk takes you to the centre of Monton with its array of shops, restaurants and bars, along with easy access to Media City and Manchester City Centre. Call HOME now on 0161 789 8383 to view!

- STUNNING PERIOD FAMILY HOME!
- Bay-fronted lounge and further dining room
- Three double bedrooms
- Beautifully stocked rear garden with studio and shed
- Great Monton position!
- Modern fitted kitchen/breakfast room with garden access
- En-suite to master bedroom plus family bathroom suite
- Entrance hallway
- Converted lower ground floor - Office/studio/bedroom four and W/C
- Ample off road parking

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Hallway 23'1 x 5'5 (7.04m x 1.65m)

Lounge 15'0 x 12'5 (4.57m x 3.78m)

Dining room 13'1 x 10'5 (3.99m x 3.18m)

Kitchen 17'9 x 10'3 (5.41m x 3.12m)

Lower ground floor

Converted cellar rooms

Studio/bedroom four 14'1 x 10'9 (4.29m x 3.28m)

W/C 3'9 x 2'9 (1.14m x 0.84m)

Shaped landing

Bedroom One 16'6 x 15'2 (5.03m x 4.62m)

En-Suite 9'9 x 5'9 (2.97m x 1.75m)

Bedroom Two 11'8 x 10'8 (3.56m x 3.25m)

Bedroom Three 10'6 x 9'7 (3.20m x 2.92m)

Bathroom 7'2 x 7'3 (2.18m x 2.21m)

Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band D.

The current EPC rating is D.

IMPORTANT INFORMATION -

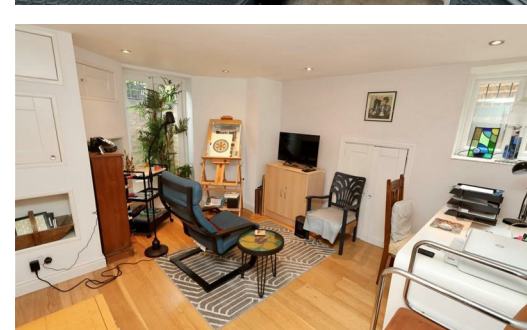
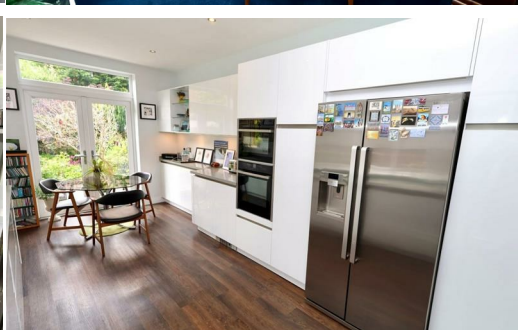
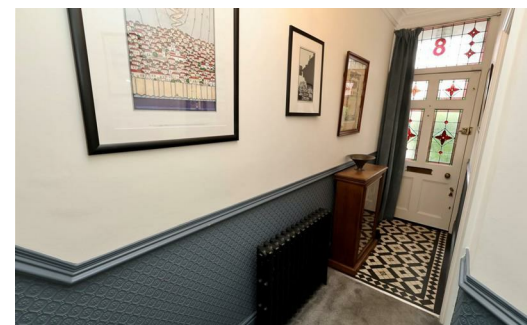
By law, we are required to conduct

anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 and floorplans are approximate and are for illustration only.

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. You will be required to provide proof and evidence

of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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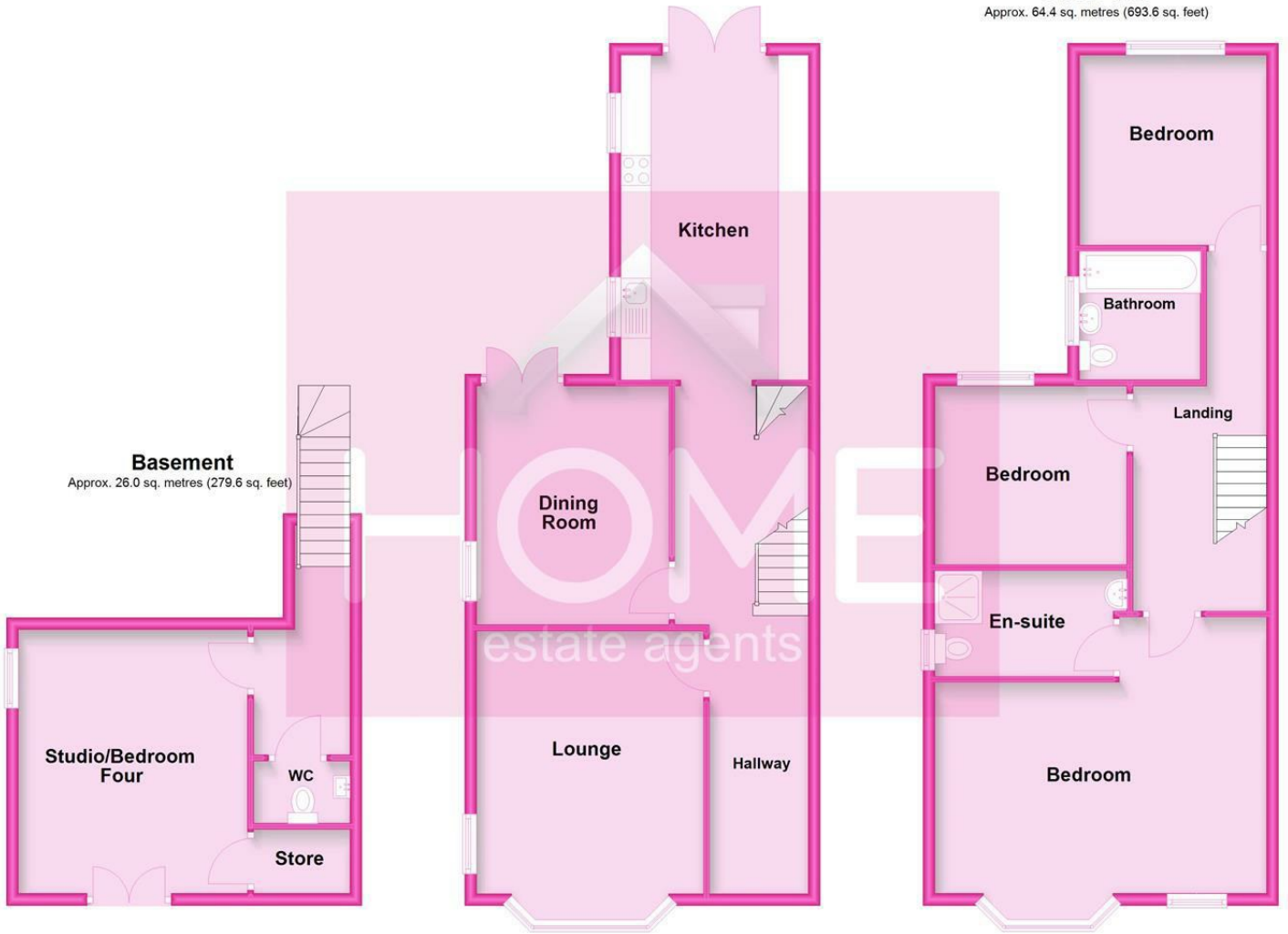
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Ground Floor

Approx. 64.5 sq. metres (694.7 sq. feet)

First Floor

Approx. 64.4 sq. metres (693.6 sq. feet)



Total area: approx. 155.0 sq. metres (1667.9 sq. feet)

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			
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