

Monton Office

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10 Poplar Road Swinton Manchester M27 0HL

Offers over £300,000

POPULAR SOUTH SWINTON LOCATION! BEAUTIFUL PRIVATE GARDEN! HOME ESTATE AGENTS are thrilled to offer for sale this well presented and much improved three bedroom semi detached property located in a popular South Swinton location. The property comprises hallway, lounge with log burning stove, modern fitted kitchen/diner which opens to the conservatory to the rear (again fitted with a log burning stove), shaped landing, three bedrooms and a modern fitted family bathroom suite. The property boasts gas central heating and double glazing. Externally there is a double driveway to the front along with a private, south facing, well stocked garden to the rear with raised decked area perfect for those Summer evenings! Ideally located within a short stroll to local shops and schooling along with excellent transport links into Manchester City Centre and Swinton. Call HOME on 01617898383 to arrange a viewing!

- POPULAR SOUTH SWINTON LOCATION!
- Beautifully stocked, SOUTH FACING, private rear garden!
- Three bedroom semi detached property
- Hallway
- Bay-fronted lounge
- Open plan kitchen/diner
- Conservatory to the rear
- Three bedrooms
- Modern fitted bathroom suite
- Double driveway to the front



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Hallway

Lounge 13'0 x 12'0 (3.96m x 3.66m)

Kitchen/diner 16'0 x 9'0 (4.88m x 2.74m)

Conservatory 15'0 x 9'0 (4.57m x 2.74m)

Shaped landing

Bedroom One 12'0 x 9'0 (3.66m x 2.74m)

Bedroom Two 9'1 x 9'0 (2.77m x 2.74m)

Bedroom Three 8'0 x 7'0 (2.44m x 2.13m)

Bathroom 6'0 x 5'0 (1.83m x 1.52m)

Sales info

We are advised that the property is freehold.

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

The current EPC rating is D.

IMPORTANT INFORMATION -

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.

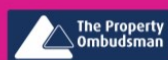
Making an offer: if you are interested in this property, please contact us at the

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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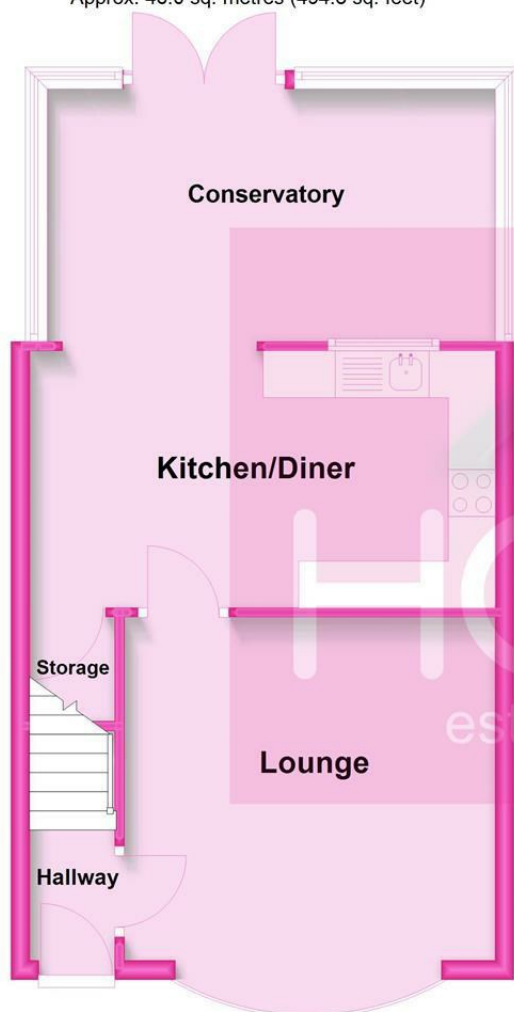
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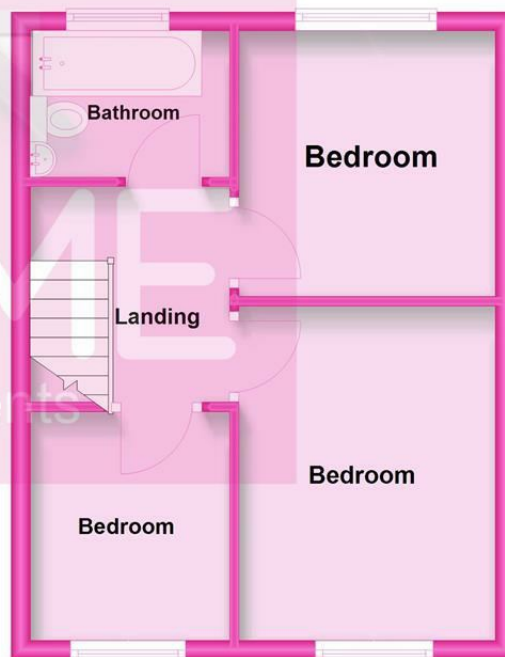
Ground Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



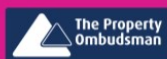
Total area: approx. 78.2 sq. metres (842.1 sq. feet)

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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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