



## 36 Poplar Street

Failsworth, Manchester, M35 0HY

**Asking Price £195,000**



Cousins Estate Agents are delighted to present this beautifully renovated mid-terrace home on Poplar Street. Originally built in 1908, this charming property perfectly blends stylish contemporary living with attractive period features, creating a warm and inviting family home.

Finished to a high standard throughout, the accommodation briefly comprises a bright and welcoming lounge, a separate dining room ideal for entertaining, and a spacious fitted kitchen with doors opening directly onto the rear garden — perfect for outdoor dining, relaxing, or family gatherings.

To the first floor are three well-proportioned bedrooms together with a modern family bathroom. A spacious loft room provides valuable additional space, ideal for use as a home office, playroom, hobby room, or occasional guest accommodation.

Situated in a popular and convenient residential location, the property benefits from excellent access to local schools, shops, and everyday amenities, as well as superb motorway



