



## 22 Poplar Street

, Failsworth, M35 0HY

**Offers Over £180,000**



Cousins Estate Agents are delighted to present this charming mid-terrace house located on Poplar Street in Failsworth. This property, built in 1908, has been recently renovated to a high standard, making it an ideal choice for those seeking a modern yet characterful home.

The house features three well-proportioned bedrooms, perfect for a family or professionals looking for extra space. The interior boasts high-tech amenities, including an alarm system and ceiling speakers built-into 4 rooms. The open-plan living area is enhanced by patio doors that lead directly to a delightful garden at the rear, providing a lovely outdoor space for relaxation or entertaining.

Situated in a great location, this property is conveniently close to a variety of shops and local amenities, making daily errands a breeze. Additionally, its proximity to the motorway offers excellent transport links for those commuting to nearby cities.

With a council tax band of A, this home presents an attractive option for first-time buyers or those looking to downsize. Don't miss the opportunity to make this beautifully renovated property your own. Contact us today to arrange a viewing and experience all that this lovely home has to offer.



**Lounge/dining room**  
open plan

**Kitchen**

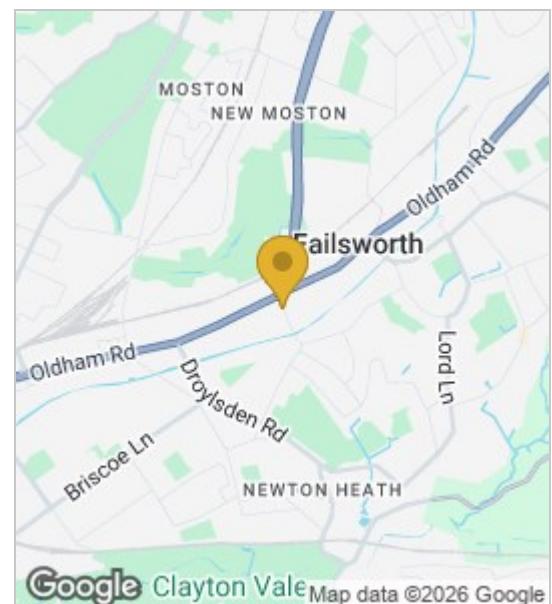
**Bedroom one**

**Bedroom two**

**Bedroom three**

**Bathroom**

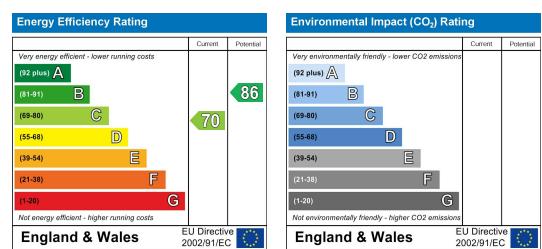
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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