



POPLAR GROVE  
URMSTON

OFFERS OVER

£200,000

 2 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

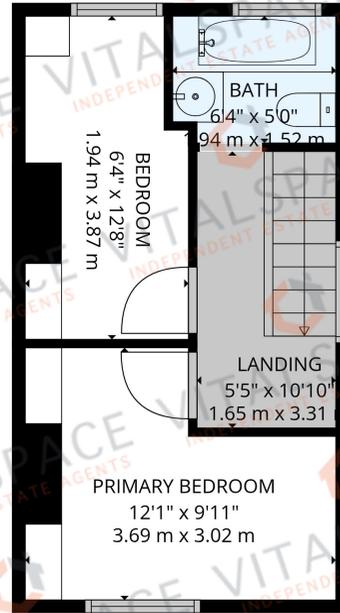
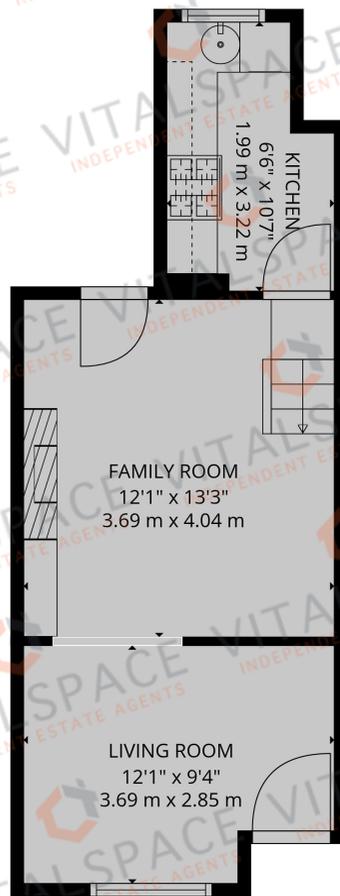


# Poplar Grove, Urmston, M41 9BL

**\*\*NO ONWARD CHAIN\*\* - \*\*MODERNISATION REQUIRED\*\* -**  
VitalSpace Estate Agents are delighted to offer for sale this two double bedroom period mid-terrace property, ideally positioned on a popular and convenient cul-de-sac just moments from Urmston town centre. The property offers excellent potential for modernisation, making it an ideal purchase for first-time buyers or investors looking to add value. The well-proportioned internal accommodation comprises a spacious living room opening through to a separate dining room, with a 10ft extended fitted kitchen located to the rear. To the first floor, a shaped landing provides access to two generous double bedrooms along with a three piece family bathroom. Externally, the property benefits from a private, walled West facing courtyard garden with a paved patio area, perfect for low-maintenance outdoor seating or entertaining. The location is a particular highlight, being within walking distance of Urmston town centre, offering an ever-growing selection of shops, bars and restaurants. Well regarded local schooling, including Urmston Grammar School, and Urmston Train Station are also close by, providing excellent commuter links. Early viewing is strongly recommended to appreciate the potential and location on offer. For further information or to arrange an internal inspection, please contact VitalSpace Estate Agents.







## Features

- Two double bedrooms
- Period mid terrace
- Scope for modernisation
- Quiet Urmston location
- Two reception rooms
- Walk into Urmston
- Walled rear courtyard
- Viewing essential

## Frequently Asked Questions

How long have you owned the property for? 34 years

When was the roof last replaced? Yes, 30 + years ago

How old is the boiler and when was it last inspected? Gas central heating - not currently functional

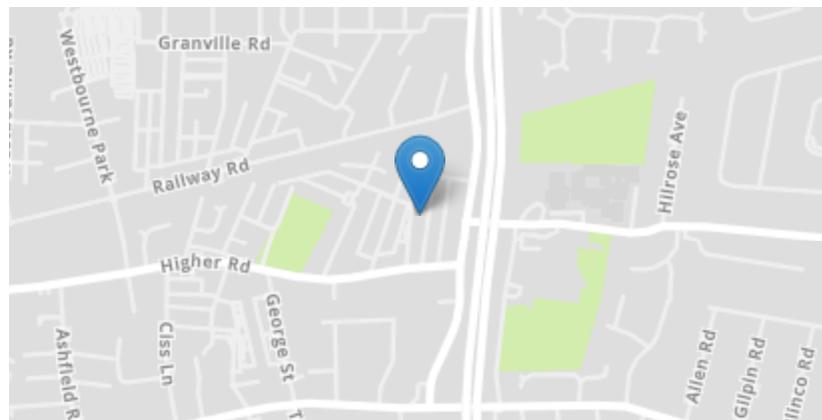
When was the property last rewired? Not during ownership

Which way does the courtyard face? West facing rear courtyard

Are there any extensions and if so when were they built? Kitchen - over 30 years ago

Reasons for sale of property? Downsized

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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