



POPLAR GROVE  
URMSTON  
OFFERS OVER  
**£235,000**

-  2 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  VIDEO TOUR



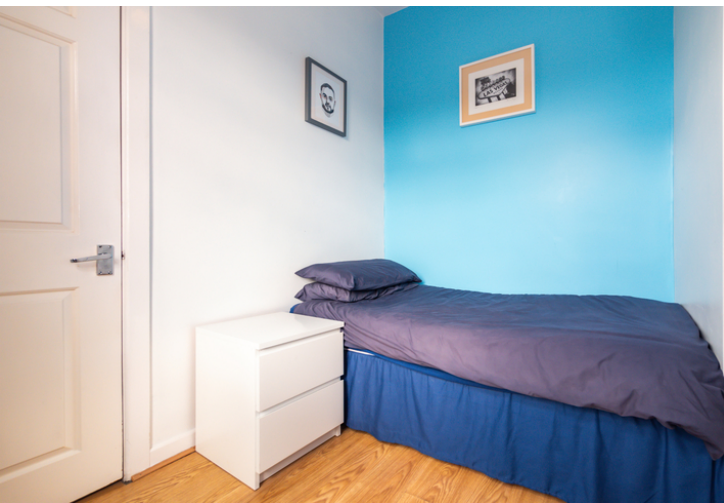
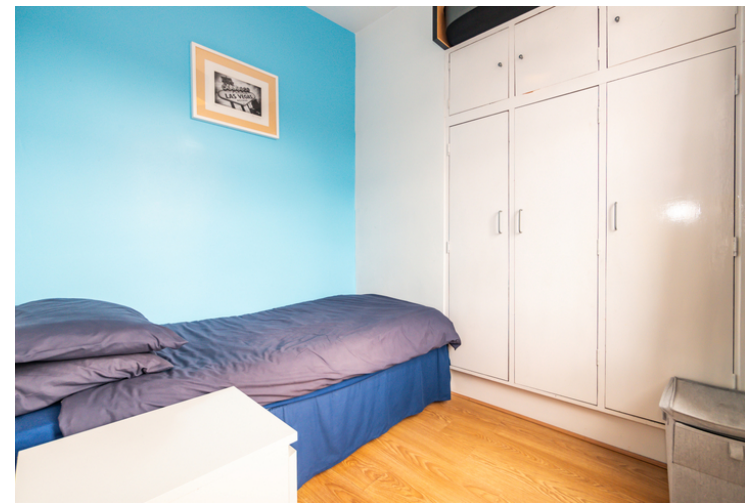
**VITALSPACE**  
INDEPENDENT ESTATE AGENTS

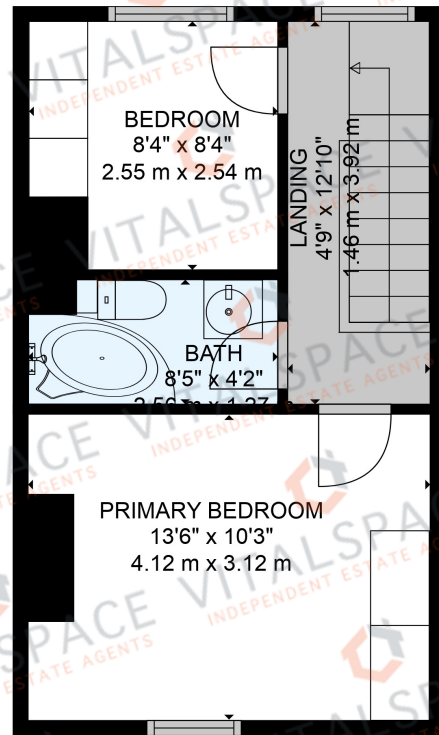
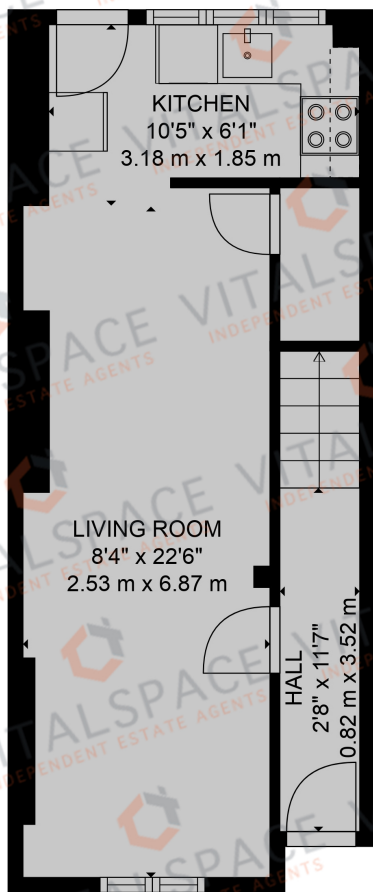


# Poplar Grove, Urmston, M41 9BL

**\*\*VIDEO TOUR\*\* - \*\*WALK INTO URMSTON\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this immaculately presented **TWO DOUBLE BEDROOM** period mid-terrace property situated on a popular cul-de-sac close to Urmston town centre. The internal accommodation features a modern kitchen and updated bathroom and comprises in full; a welcoming entrance hallway, a spacious living room which opens into a dining room with an extended modern kitchen beyond. The kitchen itself comes complete with a comprehensive range of wall and base units with contrasting worksurfaces above. To the first floor, a shaped landing provides entry into two double bedrooms and a generously sized, tiled bathroom with three piece white suite. Externally the property has a private walled, west facing courtyard garden. Further benefits of this attractive property include uPVC double glazing and a new combination boiler installed in April 2022. Located within walking distance to the centre of Urmston, ideally placed to enjoy the ever growing selection of amenities including local shops, bars, restaurants, Urmston Grammar school as well as being within walking distance to Urmston train station. An internal inspection is strongly recommended. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







## Features

- Two double bedrooms
- Mid period terrace
- Extended accommodation
- Modern fitted kitchen
- Two reception rooms
- Ideal first home
- Gas central heating
- Walk into Urmston
- Enclosed courtyard
- Viewing advised

## Frequently Asked Questions

How long have you owned the property for? 15.5 years

When was the roof last replaced? No

How old is the boiler and when was it last inspected? Gas central heating - combi boiler - serviced 2023

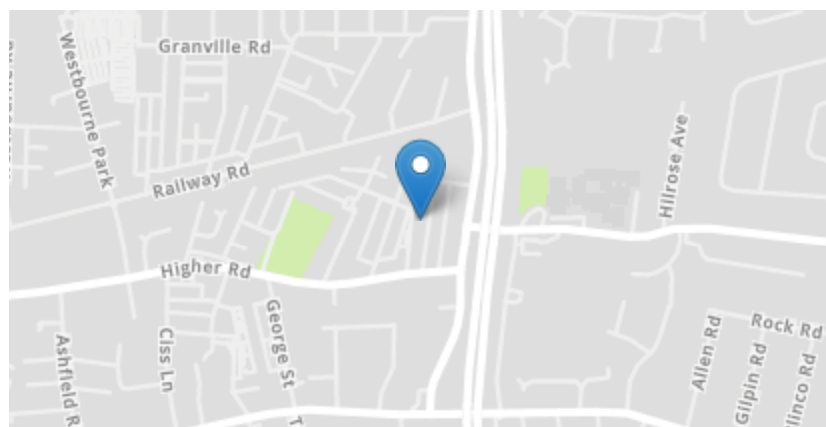
When was the property last rewired? No

Which way does the garden face? West facing rear garden

Are there any extensions and if so when were they built?  
Kitchen extension - pre purchase

Reasons for sale of property? Upsizing

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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