



10 Poplar Grove, Urmston, Manchester, M41 9BL

Nestled in the charming area of Poplar Grove, Urmston, Manchester, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The layout provides an inviting atmosphere, making it a wonderful space for family gatherings or quiet evenings at home.

The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

Situated in a friendly neighbourhood, this house is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this property presents a fantastic opportunity for those seeking a home in Urmston. Whether you are looking to buy to live in or invest, this house is sure to meet your needs and exceed your expectations.

£267,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lounge

13'0" x 12'2"

The lounge offers a welcoming space with a traditional fireplace as a central feature, complemented by a large window that fills the room with natural light. Its neutral walls create a blank canvas, while the room connects directly to the dining area, allowing for a natural flow between the two spaces.

Dining Room

13'0" x 12'3"

The dining room is a versatile area that benefits from the light streaming through a window overlooking the rear garden. It forms a natural link between the lounge and kitchen, providing an ideal spot for family meals. The neutral décor offers a fresh palette to personalise.

Kitchen

8'7" x 7'5"

The kitchen is compact yet practical, featuring a range of wood-effect cabinets with contrasting light work surfaces. A window above the stainless steel sink allows daylight to brighten the space, while a door provides access to the garden.

Landing

On the first floor, the landing provides access to both bedrooms and the bathroom. Its light décor and natural light from nearby windows create an airy feel to this central space of the upper floor.

Bedroom 1

13'0" x 12'3"

Bedroom 1 is a comfortably sized room with a window that looks out to the back of the property. It features a mix of neutral and muted purple-tone walls that add subtle character, with painted skirting and trim giving a neat finish. The natural wood flooring adds warmth and a traditional touch.

Bedroom 2

13'0" x 8'7"

Bedroom 2 is a slightly smaller room, with a front-facing window. It is decorated in a neutral palette with white walls and natural wood floorboards, lending a bright and airy atmosphere. The simple décor allows for easy personalisation.

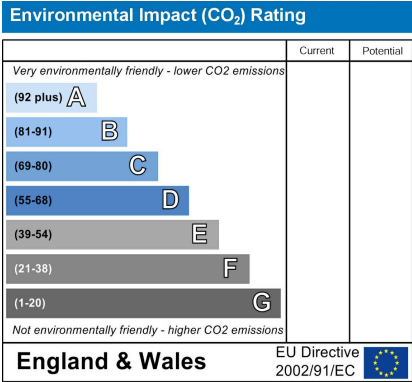
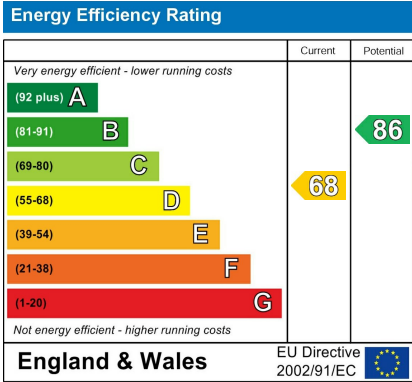
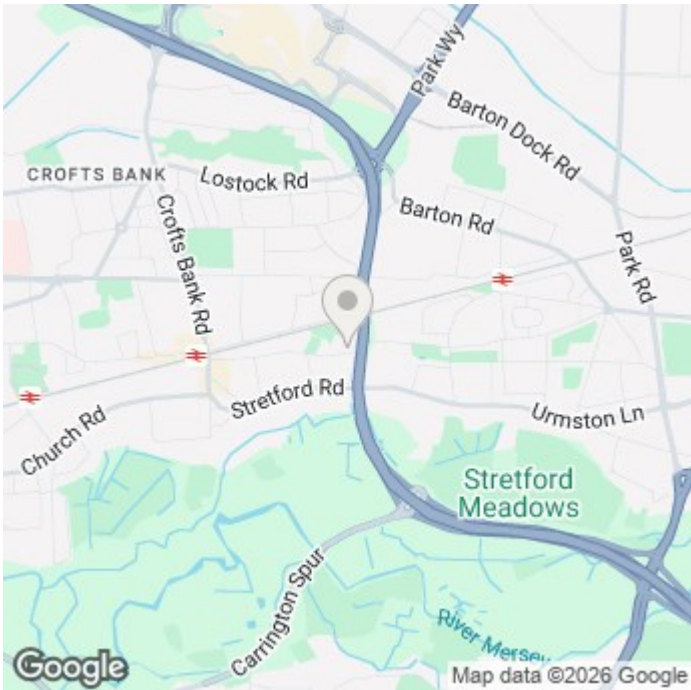
Bathroom

6'3" x 5'7"

The bathroom is a modest yet functional space, featuring a white suite comprising a bath with overhead shower, a pedestal sink, and a close-coupled toilet. The walls are partly tiled in plain white with wallpaper above, and the patterned vinyl flooring adds a touch of interest to the room.

Rear Garden

At the rear of the property, the garden is low maintenance and fully paved, enclosed by wooden fencing that offers privacy and security. It provides a private outdoor space perfect for relaxing or entertaining.







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