



1 POPLAR AVENUE WARTON, PRESTON, PR4 1BS

£995 PER MONTH

A RARE FIND ON THE RENTAL MARKET... A QUALITY TWO BEDROOM SEMI DETACHED TRUE BUNGALOW SITUATED IN A QUIET YET POPULAR LOCATION IN WARTON - CLOSE TO BAE SYSTEMS We are delighted to offer to let this beautifully presented, recently refurbished two bedroom semi detached true bungalow situated in a much sought after residential location in the popular village of Warton. Positioned within easy access of all local amenities, travel links and BAE Systems, this ideally positioned property boasts spacious living accommodation which on internal inspection briefly comprises of a welcoming entrance hallway, spacious lounge, modern fitted kitchen, two good size double bedrooms and a three piece shower room. Externally the property boasts landscaped front and rear gardens perfect for outdoor family entertainment with driveway parking leading to a single garage. Gas central heating throughout and UPVC double glazing throughout.

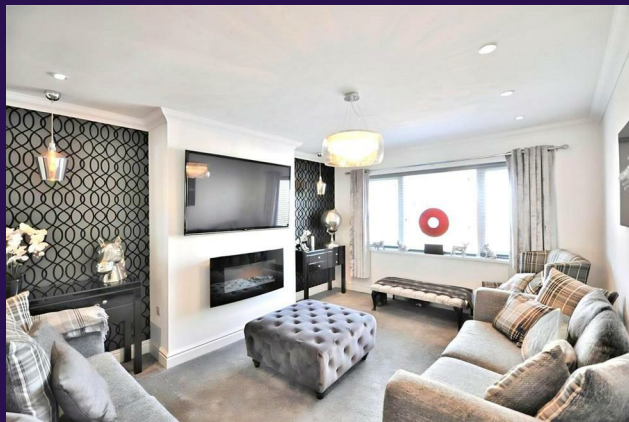
Viewing comes highly recommended to fully appreciate. Pets Accepted. Available to move in on 1st May 2026.

MARIE HOLMES

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1 POPLAR AVENUE

- Two Bedroom Semi Detached True Bungalow
- Finished To A High Standard Throughout
- Welcoming Hallway & Spacious Lounge
- Modern Fitted Kitchen With Appliances
- Two Good Size Double Bedrooms
- Modern Fitted Three Piece Shower Room
- Well Maintained Front & Rear Gardens
- Driveway Parking & Single Garage
- Perimeter Fencing & External Lighting



Entrance Hallway

Entrance via newly installed grey composite modern door with feature long bar handle. Meter cupboard. Inset spotlights to ceiling. Carpeted. Access to loft. Wall mounted thermostat control.

Lounge

Spacious lounge with large UPVC double glazed picture window to the front elevation. Newly plastered and decorated finish to the walls with feature wall mounted electric fire. Carpeted. TV aerial socket. Telephone point. Inset halogen spotlights. Double panel radiator.

Kitchen

UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation leading out to the driveway and rear garage. Features a range of eye and base level units in white high gloss with contrasting work surfaces over. Stainless steel sink and drainer unit with mixer tap. Inset four burner gas hob and electric oven with stainless steel extractor over. Vinyl floor covering. Wall mounted recently installed combination boiler.

Bedroom One

UPVC double glazed window to the rear elevation. Inset halogen spotlights. Carpeted. Double panel radiator.

Bedroom Two

UPVC double glazed window to the front elevation.

Double panel radiator. Inset halogen spotlights. Carpeted.

Bathroom

UPVC double glazed obscure window to the side elevation. Features a three piece suite in white comprising of low flush W.C, wash hand basin and step in shower with power shower. Wall mounted vanity mirror. Fully tiled elevations. Radiator. Inset halogens spotlights.

Exterior

Front External

The front garden is mainly laid to lawn with planted beds. External lighting and driveway parking leading to a single detached garage.

Rear External

The rear garden is mainly laid to lawn with perimeter fencing and paved patio area, ideal for outdoor entertaining.


Single Garage

With up and over style door. Side window. Gated driveway.

1 POPLAR AVENUE





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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