



## 1 POPLAR AVENUE WARTON, PRESTON, PR4 1BS

**£975 PER MONTH**

We are pleased to present this beautifully refurbished two-bedroom semi-detached true bungalow, available to let in a highly sought-after residential area within the popular village of Warton. Ideally located for convenient access to local amenities, transport links, and BAE Systems, the property offers both comfort and practicality in an excellent setting.

Internally, the accommodation is well-proportioned and thoughtfully updated throughout. A welcoming entrance hallway leads to a spacious lounge, perfect for relaxing or entertaining, alongside a modern fitted kitchen with a clean, contemporary finish. There are two generous double bedrooms and a stylish three-piece shower room, all presented to a high standard.

Externally, the property benefits from attractive, landscaped gardens to both the front and rear, providing ideal spaces for outdoor enjoyment. A driveway offers off-road parking and leads to a single garage, adding further convenience.

Additional features include gas central heating and UPVC double glazing throughout, ensuring comfort and efficiency year-round.

Early viewing is strongly recommended to fully appreciate the quality and location of this home. Pets are considered, and the property is available for immediate occupancy.

**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

11'4" X 10'6" (3.45 X 3.19)

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

11'4" X 10'6" (3.45 X 3.19)

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

9'11" X 8'11" (3.03 X 2.72)

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

12' X 11'11" (3.67 X 3.64)

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

## Bedroom Two

11'6" X 9'11" (3.51 X 3.03)

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

## Bathroom

6'7" X 5'5" (2 X 1.65)

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.

## Agents Notes


Please note that in accordance with the Estate Agents Act 1979, we hereby disclose that one of the

directors of the agency has a personal interest in the letting of this property.

## 1 POPLAR AVENUE





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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