



## 8 Poplar Avenue

Warton, Preston, PR4 1BS

Offers Over £230,000



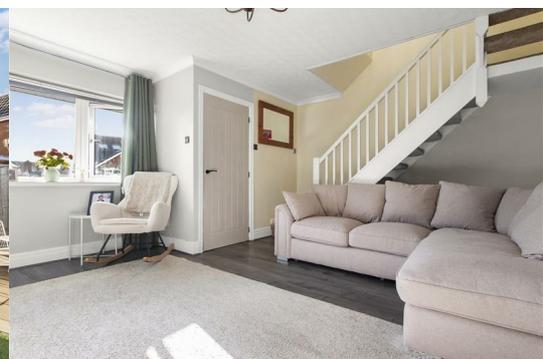
\*\*A spacious semi-detached home located within the well sought after area of Warton, offering versatile living accommodation ideal for families\*\*

The property features a large living room housing the staircase to the first floor and creating a bright and welcoming space. To the rear, the kitchen has been extended and benefits from skylights and folding doors, allowing plenty of natural light and direct access to the garden.

Upstairs, there are three well proportioned bedrooms and a family bathroom. The loft has been partially converted, providing additional usable space with potential for further development (subject to necessary permissions).

Externally, the property boasts a good-sized rear garden and ample off-road parking to the front, comfortably accommodating 3/4 vehicles.

Situated in a popular residential area, this home offers great potential and flexible living throughout.



## Ground Floor

Lounge 17'2 x 15'0 (5.23m x 4.57m)

Kitchen 17'2" x 7'9" (5.24 x 2.37)

Dining Area 15'10 x 8'10 (4.83m x 2.69m)

## First Floor

Bedroom One 12'10 x 9'10 (3.91m x 3.00m)

Bedroom Two 10'9 x 9'10 (3.28m x 3.00m)

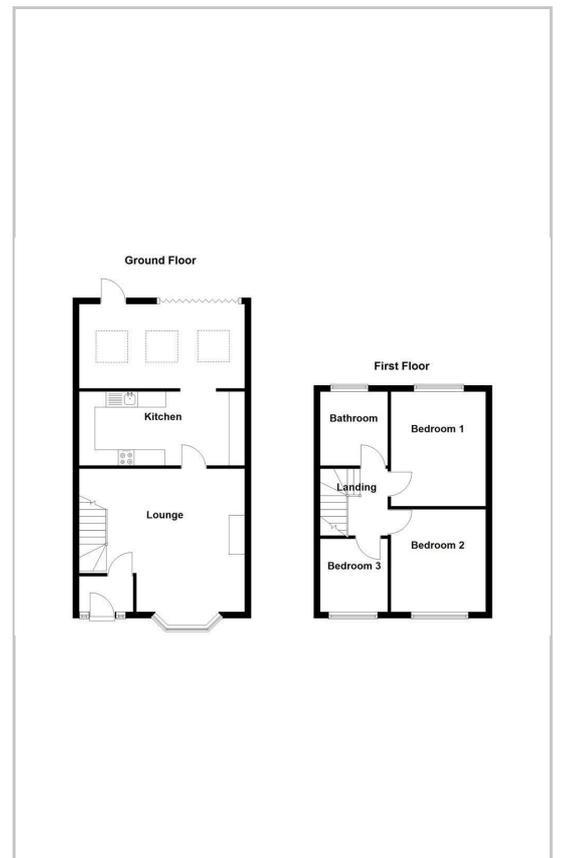
Bedroom Three 7'8 x 7'0 (2.34m x 2.13m)

Bathroom

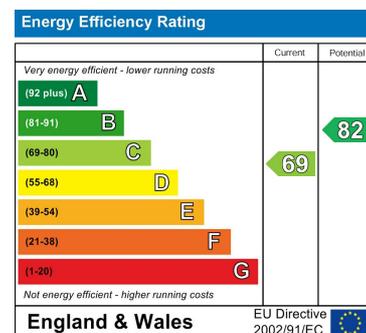
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: <https://guildhalllettings.co.uk/>