



Poplar Avenue, Longton, Preston

Offers In The Region Of £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached cottage situated on a quiet no-through road in the highly sought-after village of Longton, Lancashire. This charming home has been thoughtfully extended to the rear, creating a bright and versatile living space that perfectly blends traditional cottage character with modern family living. The property enjoys picturesque views overlooking open fields to the front, providing a peaceful semi-rural feel while remaining conveniently close to everyday amenities. Longton village is only a short walk away and offers a fantastic selection of local shops, cafés, pubs and well-regarded schools, making it particularly appealing for families. Excellent travel links are also close by, with regular bus routes through the village and easy access to the nearby locations of Preston, Leyland and Penwortham. For commuters, the M6, M65 and M61 motorways are all within comfortable driving distance, while train stations at Preston and Leyland provide direct rail connections to Manchester, Liverpool and London.

Upon entering the home, you are welcomed into a vestibule with the staircase positioned directly ahead, setting the tone for the warm and inviting feel found throughout the property. Moving through, you'll find the spacious front lounge, a cosy yet generous reception room centred around a stunning fireplace complete with a log-burning stove—perfect for relaxing evenings and family gatherings. The lounge flows naturally into the family dining room, offering a sociable space ideal for entertaining. From here, the home opens into the impressive rear kitchen and snug extension, a standout feature of the property. This light-filled space benefits from Velux windows overhead and bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor feel. The kitchen itself boasts a range of integrated appliances alongside a large central island that provides additional workspace and casual seating. Just off the dining room is a convenient ground floor WC.

Heading upstairs, the first floor hosts two well-proportioned bedrooms, both benefiting from fitted wardrobes that maximise storage. The master bedroom enjoys particularly attractive views across the fields to the front, offering a peaceful outlook that enhances the cottage's rural charm. Completing the first floor is a stylish and modern four-piece family bathroom, fitted with a bath, separate shower, wash basin and WC, finished to a contemporary standard.

Externally, the property continues to impress. To the front, there is private driveway parking for up to three vehicles, along with a gate that leads into a charming front yard area. The rear garden is a true highlight—sizeable, secluded and thoughtfully landscaped to create a wonderful outdoor retreat. A beautifully designed seating area provides the perfect space for outdoor dining and relaxing, while the lawn extends further down the garden, offering plenty of space for children and families to enjoy. At the bottom of the garden sits a versatile home office, complete with power and electrics, making it ideal for remote working, hobbies, or additional storage.

This delightful cottage offers a rare combination of character, modern living space and a tranquil village setting, making it a superb home for families looking to enjoy the best of both countryside charm and convenient connectivity.























TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

