



## Poplar Avenue, Euxton, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached home, tastefully decorated throughout and offering modern, family-friendly living in the highly sought-after area of Euxton. This desirable location is popular with couples and families alike, benefitting from a strong sense of community and excellent nearby amenities. Euxton and Chorley town centres are both within easy reach, offering a wide range of shops, supermarkets, cafés, bars, restaurants and well-regarded schools. Commuters are well catered for with nearby rail services to Preston and Wigan, excellent bus links to Preston and Chorley, and convenient access to the M6, M61 and M65 motorway networks.

Entering the property via the bright side entrance hall, you are welcomed into a well-planned ground floor layout. To the front sits a spacious, full-width lounge flooded with natural light, providing a comfortable and inviting space to relax. To the rear, the bespoke open-plan kitchen and dining room forms the heart of the home, finished to a high standard with integrated appliances including a washing machine and dishwasher, a striking five-ring gas range, and a central kitchen island ideal for both everyday living and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor spaces.

The first floor continues to impress, offering a generous master double bedroom complete with a walk-in wardrobe. A second double bedroom provides ample accommodation for family or guests, while the third bedroom is well suited as a single room or home office. Completing the upper level is a modern three-piece family bathroom finished with contemporary fittings.

Externally, the property benefits from a paved driveway to the front providing parking for two vehicles, alongside a neatly maintained lawned garden. The rear garden has been designed for low maintenance and enjoyment, featuring a paved patio seating area, artificial lawn and a versatile outbuilding with sliding double doors, currently used as a gym, with a covered area adjacent.

This impressive home offers stylish living, excellent transport links and a prime Euxton location, making it a fantastic opportunity not to be missed.















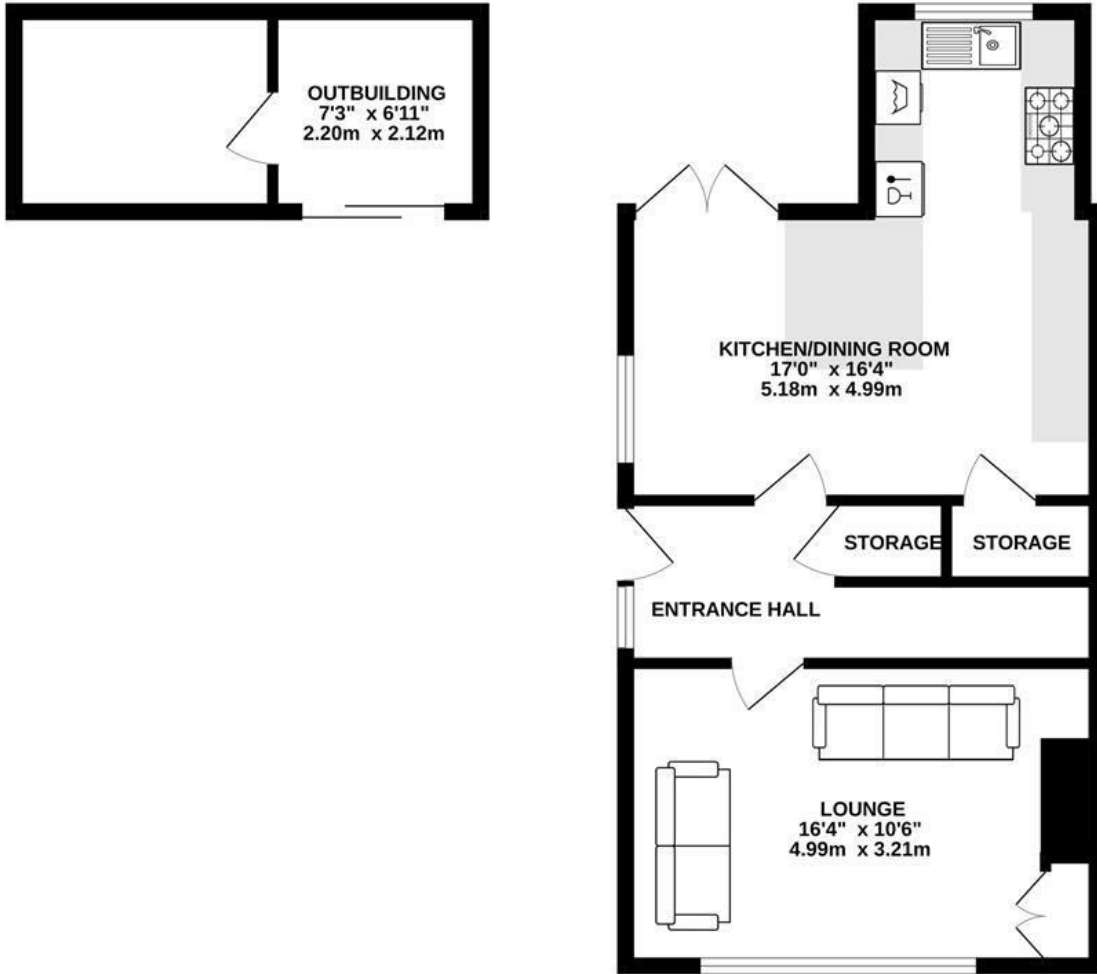




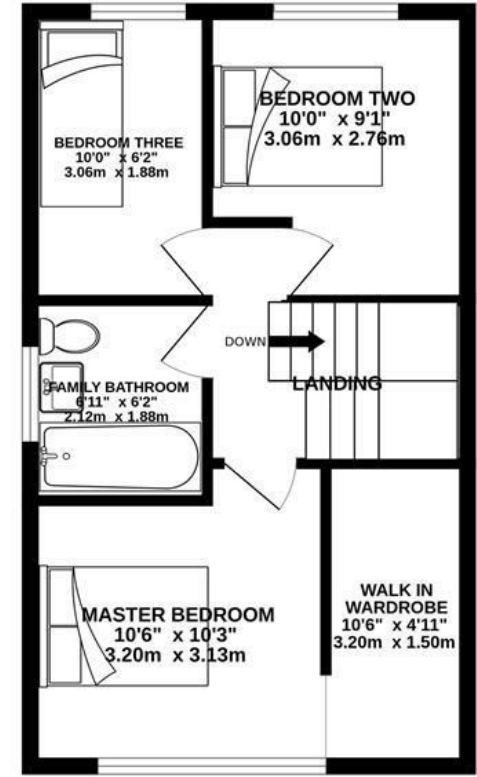


# BEN ROSE

GROUND FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

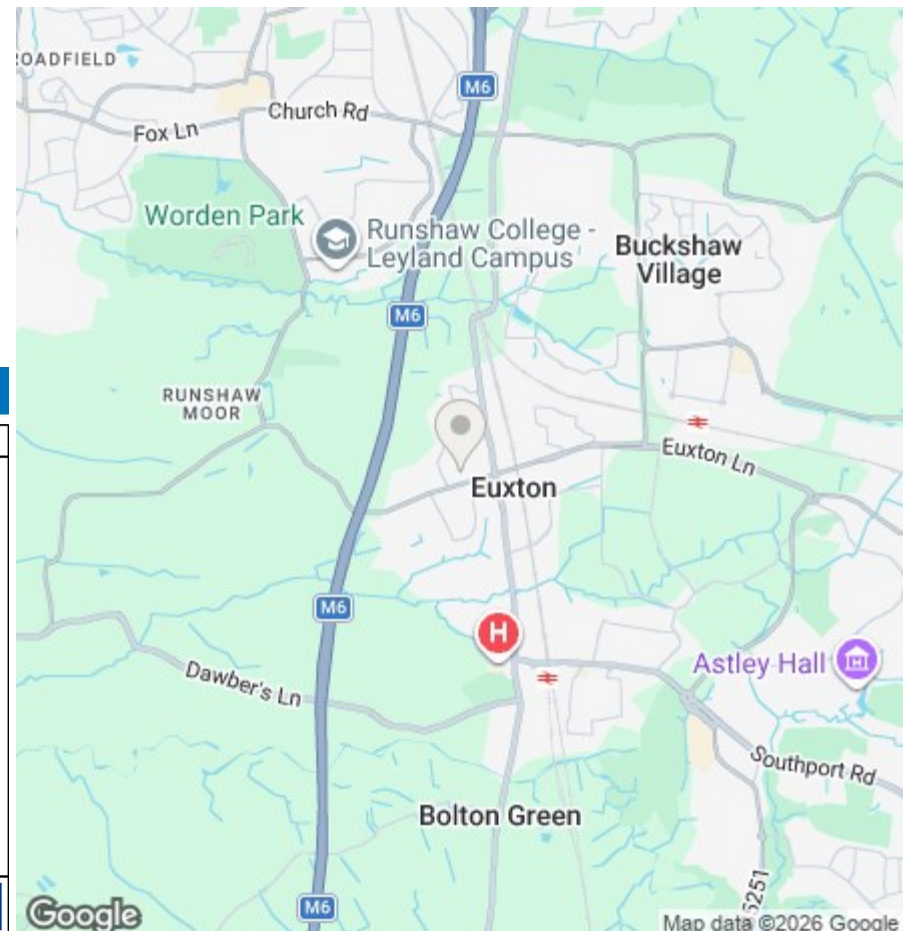


TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 72 Potential: 78

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	