BEN ROSE



Poplar Avenue, Euxton, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom semi-detached family home, situated within the popular village of Euxton, Chorley. Offering spacious and versatile living accommodation throughout, three well-proportioned double bedrooms and a fantastic rear garden, this property would make an ideal purchase for growing families looking for a home ready to enjoy. The location is equally appealing, with Euxton offering a lovely balance of village surroundings and convenient access to everyday amenities. A selection of local shops, supermarkets, schools and healthcare facilities can be found within the village and neighbouring Buckshaw Village, whilst Chorley and Leyland town centres offer a wider range of shopping, dining and leisure facilities. For commuters, Euxton benefits from its own railway station at Balshaw Lane, with further services available from Buckshaw Parkway, providing connections towards Preston, Chorley, Wigan and Manchester. Regular bus services also operate throughout the surrounding area, whilst the nearby M6 and M61 motorway networks provide excellent road links towards Preston, Manchester, Bolton and beyond. Families can also enjoy a selection of nearby outdoor spaces and attractions, including the popular Astley Park, Worden Park and Cuerden Valley Park, offering plenty of opportunities for walks, cycling and family days out.

Entering the property, you are welcomed into the entrance hall, which provides access to the lounge, kitchen diner, staircase to the first floor and useful storage facilities. Firstly, the lounge is a particularly spacious reception room, filled with natural light and offering a comfortable setting for relaxing with family. An electric fireplace provides an attractive focal point, adding a cosy feel to the space. Moving through the home, the kitchen diner is ideally suited to modern family living, offering ample room for a family dining table alongside a generous range of fitted kitchen cupboards, worktop space and all the essential fittings required for everyday use. A particularly useful addition is the large built-in storage area, currently utilised as a pantry, providing excellent practicality and additional storage. Completing the room are double doors overlooking the rear garden, allowing plenty of natural light to enter whilst creating a lovely connection between the indoor and outdoor living spaces.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The property benefits from three comfortable double bedrooms, offering excellent flexibility for families of varying sizes. The master bedroom is particularly generous in its proportions and further benefits from its own built-in storage, helping to maximise the available floor space. The remaining two bedrooms are also well-sized doubles, making them ideal for children, guests or alternatively a home office or dressing room if required. Completing the first floor is the three-piece family bathroom, which has been finished to a good standard and includes a shower bath, wash basin and WC.

Externally, the property benefits from a generous driveway to the front, providing off-road parking for several vehicles, alongside attractive raised flower beds which add a pleasant touch of greenery to the frontage. A pathway leads down the side of the home to a detached garage, offering further practicality and useful storage space. To the rear, the garden is a lovely feature of the property, having been well maintained and thoughtfully arranged to provide several areas for outdoor enjoyment. A combination of decked seating spaces and a paved patio provides excellent opportunities for outdoor furniture, entertaining and dining during the warmer months, whilst the lawn and raised flower beds add further greenery and provide space for families to enjoy. Overall, this is a fantastic opportunity to acquire a spacious and well-maintained family home in a sought-after Euxton location, offering excellent bedroom accommodation, practical living spaces and a lovely garden, all within easy reach of local amenities, schools and transport links.

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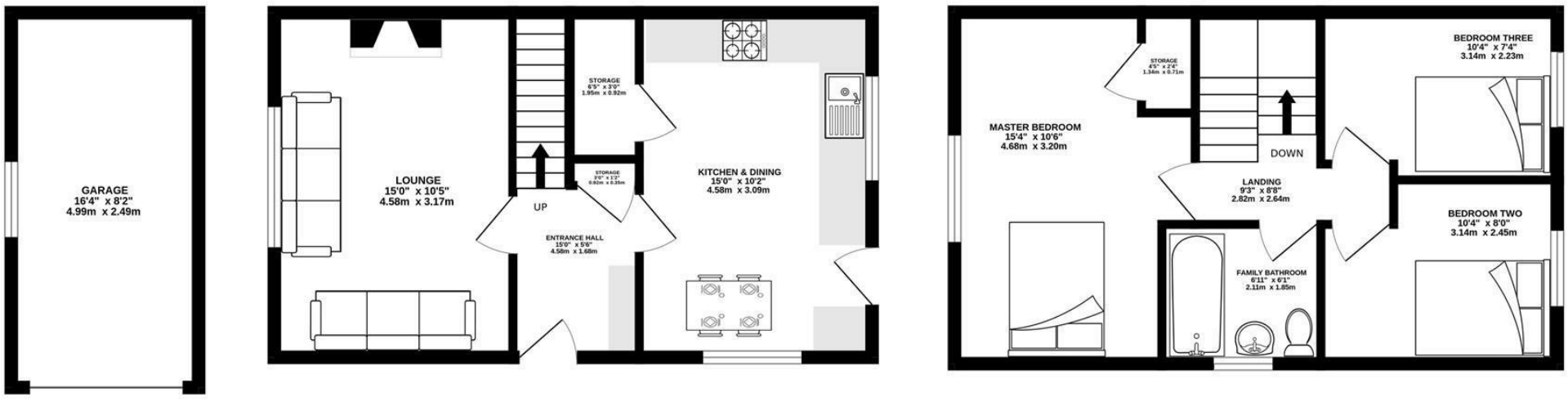




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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

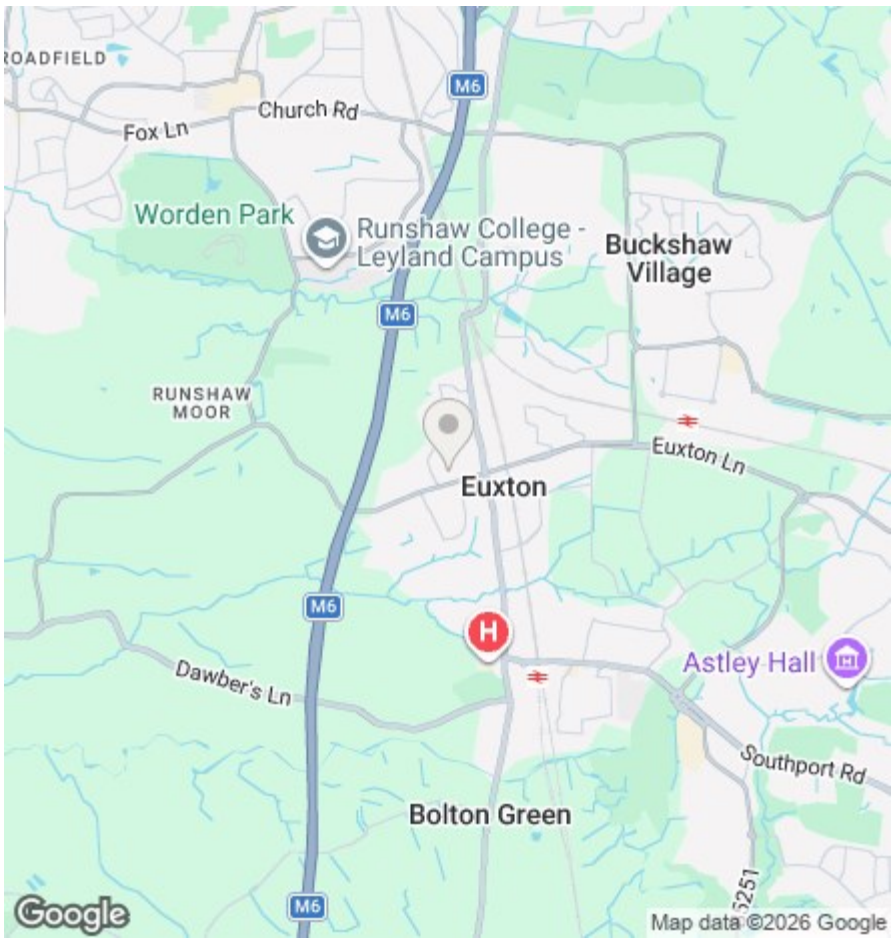
1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.

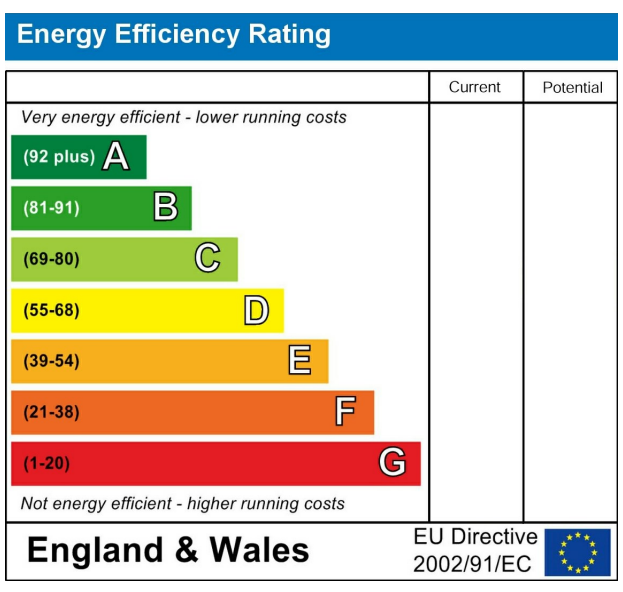


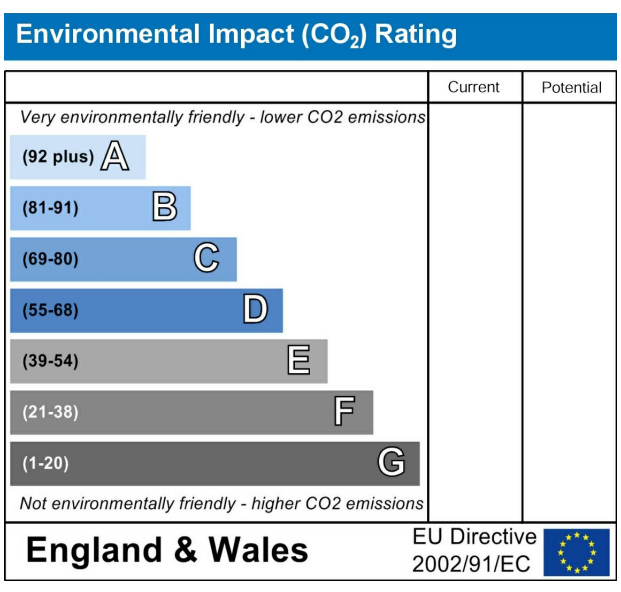
TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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.







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