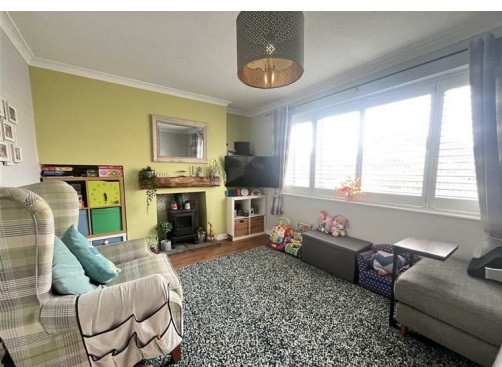




**Poplar Avenue, Euxton, PR7 6BE**

**£214,995**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this well presented and maintained 3 bedroom semi-detached house, situated in the popular area of Euxton!



# 40 Poplar Avenue, Euxton, PR7 6BE

## GROUND FLOOR

enclosed by panel fencing with decking area.

### Lounge 10'4" x 13'10" (3.17 x 4.24m)

High quality laminate flooring with wooden shutter blind, curtains and log burner

### Kitchen/diner 10'1" x 15'9" (3.08 x 4.82m)

High quality vinyl flooring with access through to the conservatory and under-stair storage cupboard. A range of fitted kitchen units, worktops and integrated kitchen appliances, including double oven, hob, hood and dishwasher

### Conservatory 14'10" x 8'2" (4.54 x 2.49m)

High quality laminate flooring with bi-fold patio doors leading to the rear garden, spotlighting and Velux-style window

## FIRST FLOOR

### Bedroom 10'5" x 12'3" (3.19 x 3.75m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

### Bedroom 8'9" x 10'10" (2.68 x 3.31m)

Carpet flooring with window to the rear elevation, curtains and blind

### Bedroom 10'2" x 6'0" (3.11 x 1.83m)

Carpet flooring with window to the rear elevation, curtains and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, spotlighting and tiled decor

## EXTERNAL

Large driveway to the front of the property, capable of accommodating 2 vehicles. Well presented rear garden,



