



Duxbury Manor Way, Chorley

Offers Over £494,995

Ben Rose Estate Agents are pleased to present to market this impressive four/five bedroom detached family home, occupying a generous corner plot in a highly desirable area of Chorley. Beautifully presented throughout, the property benefits from carpets that have been renewed during the current owners' seven-year ownership, creating a stylish and welcoming finish. Ideally positioned close to Chorley town centre, residents have a wealth of local amenities nearby, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links are also within easy reach, with rail services providing connections to Preston and Manchester, alongside bus links to Preston, Blackburn and Wigan. The M6 and M61 are readily accessible, whilst Preston and Leyland are also within convenient travelling distance.

Entering through the spacious and bright entrance hall, there is an immediate sense of space and quality, with access to a useful WC and the principal living areas. The lounge is positioned to the front and features a bay window, whilst the Study/Dining Room, also with a bay window, provides an excellent additional living or home-working space. To the rear is the impressive full-width kitchen, family and dining room, featuring a modern fitted kitchen with dishwasher and fridge freezer, generous family and dining areas, and two sets of French doors opening onto the garden. A practical utility room completes the ground floor, with its own garden access.

The first floor is equally impressive, with a large central landing leading to four generously proportioned bedrooms. The principal bedroom benefits from a dressing room, which offers the flexibility to be converted into a single bedroom or nursery, alongside a newly fitted en-suite shower room. Bedroom two is another excellent double with fitted wardrobes and an en-suite shower room, whilst bedrooms three and four are both comfortable doubles. A modern four-piece family bathroom with walk-in shower completes the accommodation.

Externally, the property enjoys a landscaped front garden with lawn, mature planting and neat hedging, alongside a side driveway providing parking for two cars and access to a double garage. The large rear garden is beautifully landscaped with paved patio, lawn, established borders, trees, high fencing and an impressive composite decking area. Solar panels provide an additional benefit. Offering exceptional space, style and versatility, this impressive family home provides well-proportioned accommodation throughout, with excellent flexibility for modern family living.



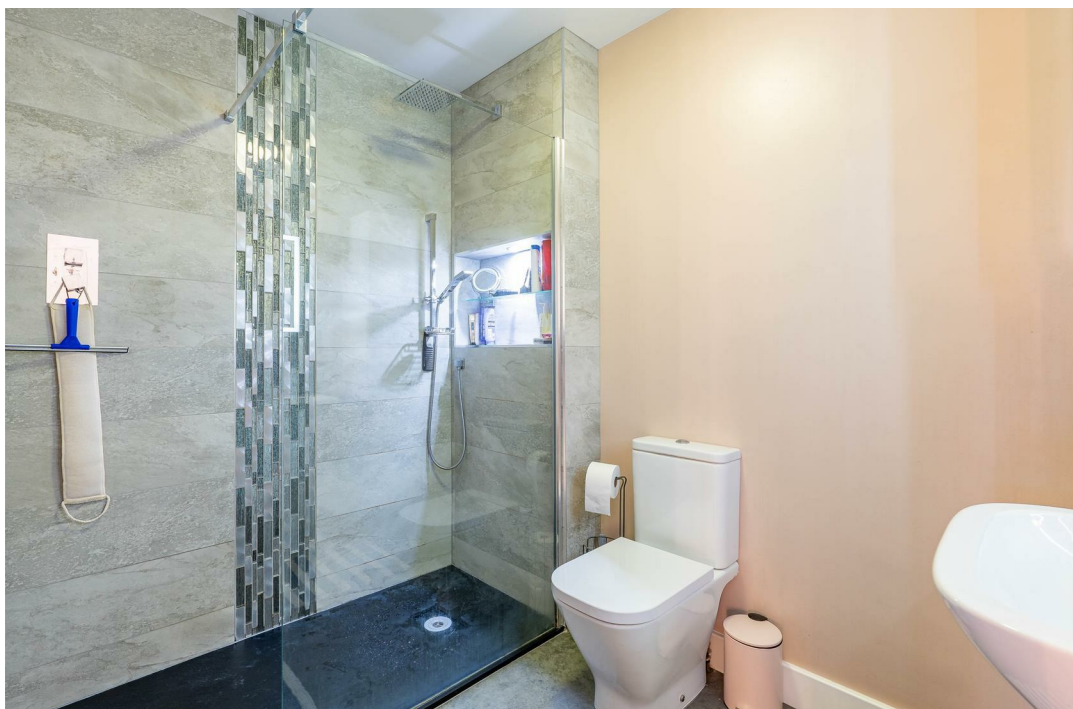




















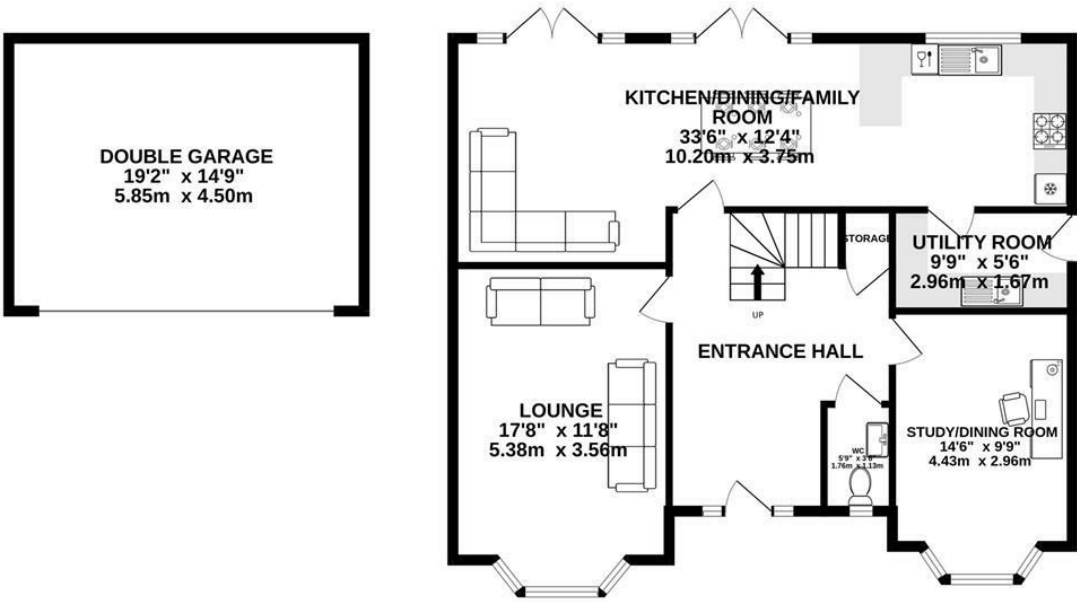




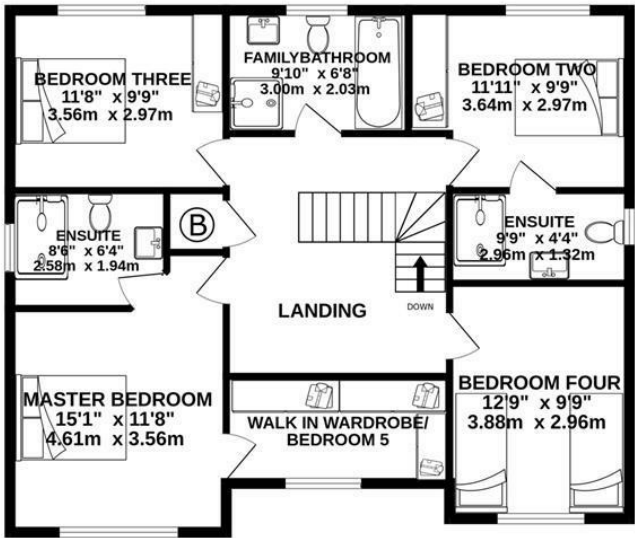


BEN ROSE

GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2114 sq.ft. (196.4 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		
	79	82
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	

