



Duxbury Manor Way, Chorley

Offers Over £319,995

Ben Rose Estate Agents are delighted to bring to the market this beautifully presented four-bedroom semi-detached townhouse, located on the highly sought-after residential estate of Duxbury Manor. This ideal family home offers an abundance of versatile living space throughout and is presented with no onward chain. The property is conveniently situated just a short drive from Chorley town centre, which provides excellent local schools, shops and amenities. There are also fantastic transport links nearby, including Chorley train station and easy access to the M6 and M61 motorways.

The home has been recently redecorated in neutral tones throughout, creating a comfortable and fresh finish that is completely move-in ready.

Stepping into the property via the spacious porch, you are welcomed into the entrance hallway, where a convenient WC is located alongside the staircase leading to the upper floors. Directly ahead is the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and includes an integrated fridge, freezer, oven, hob and dishwasher, along with a breakfast bar. The dining area provides plenty of space for a family dining table, while double patio doors open out onto the rear garden.

On the first floor, there is a versatile layout comprising two spacious reception rooms, one of which could alternatively be used as a bedroom. The original bathroom on this level has been converted into practical additional living space, ideal for use as a home office or hobby room.

The second floor features three well-proportioned double bedrooms, all benefiting from fitted storage. The principal bedroom boasts a private en-suite shower room, while a modern four-piece family bathroom completes this floor.

Externally, the front of the property offers a private driveway providing off-road parking for two vehicles and leading to the single attached garage. The garage is equipped with power and lighting and is accessed via an up-and-over door. To the rear is a generously sized garden featuring low-maintenance flagged patio areas and artificial lawn, making it perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.



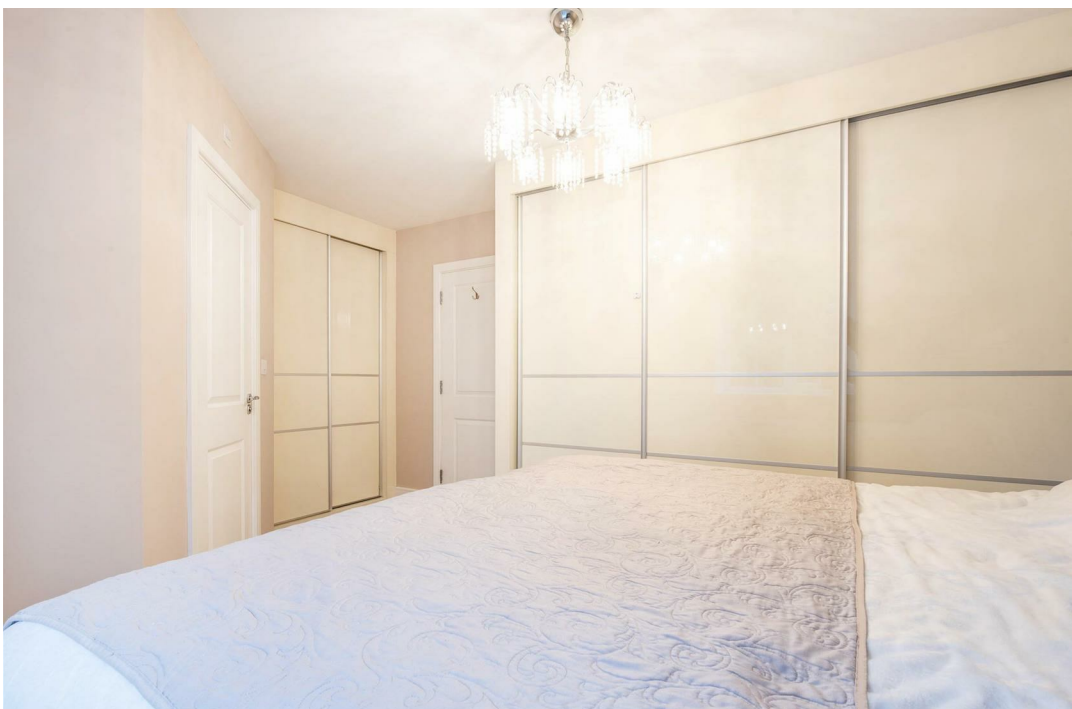
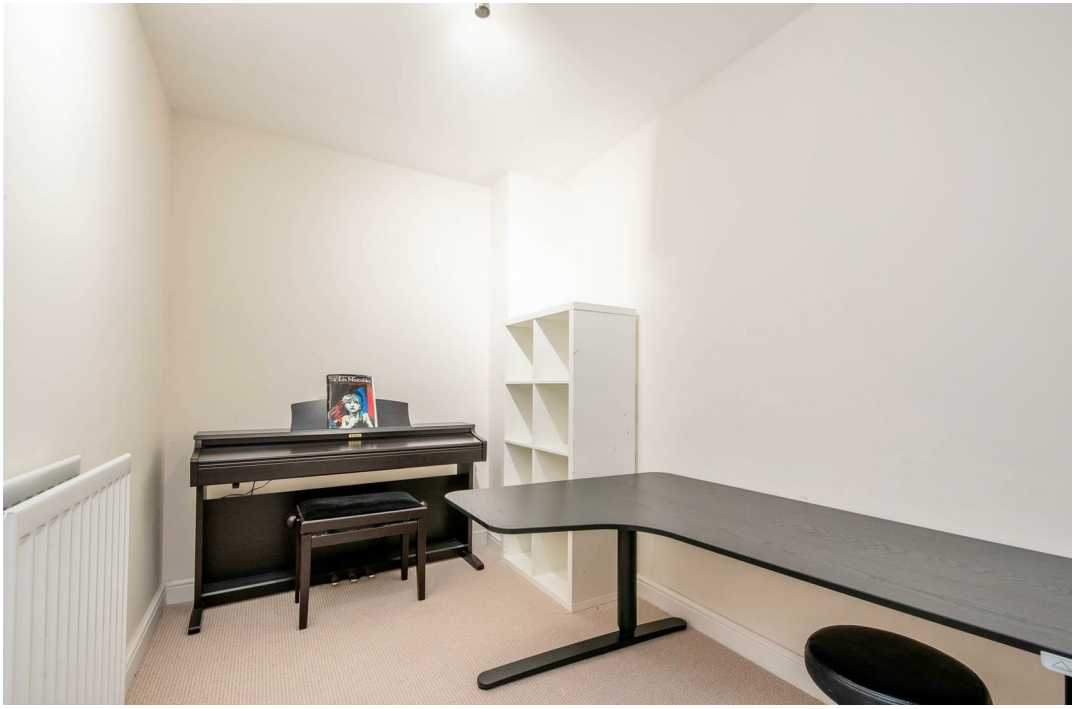










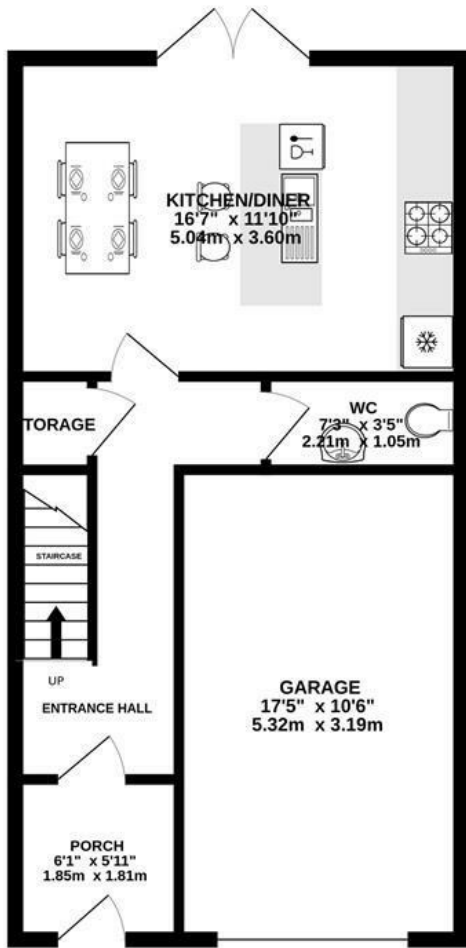




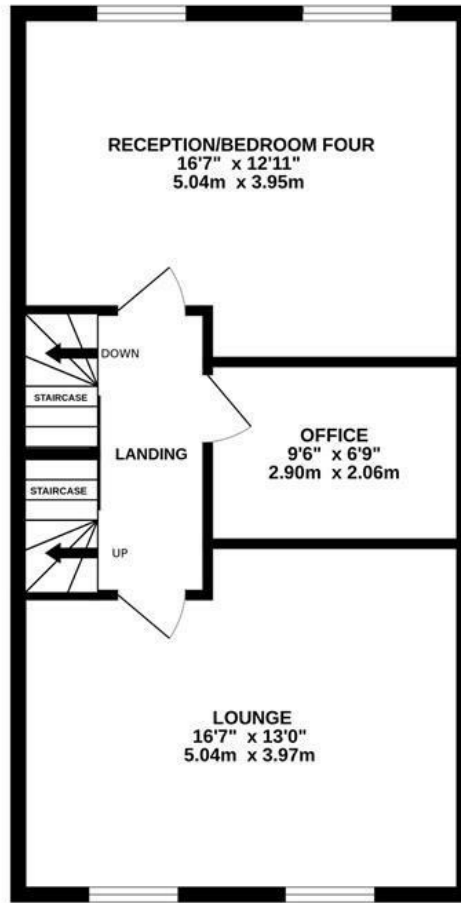




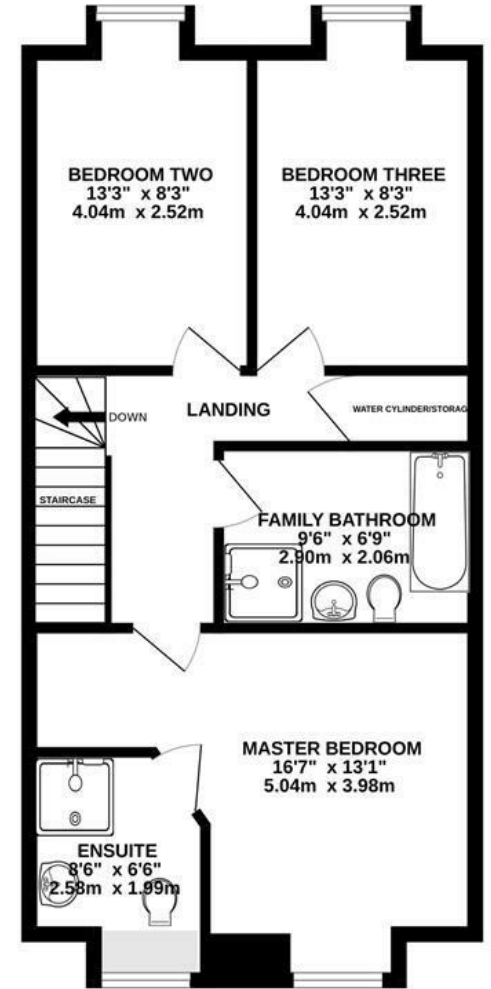
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

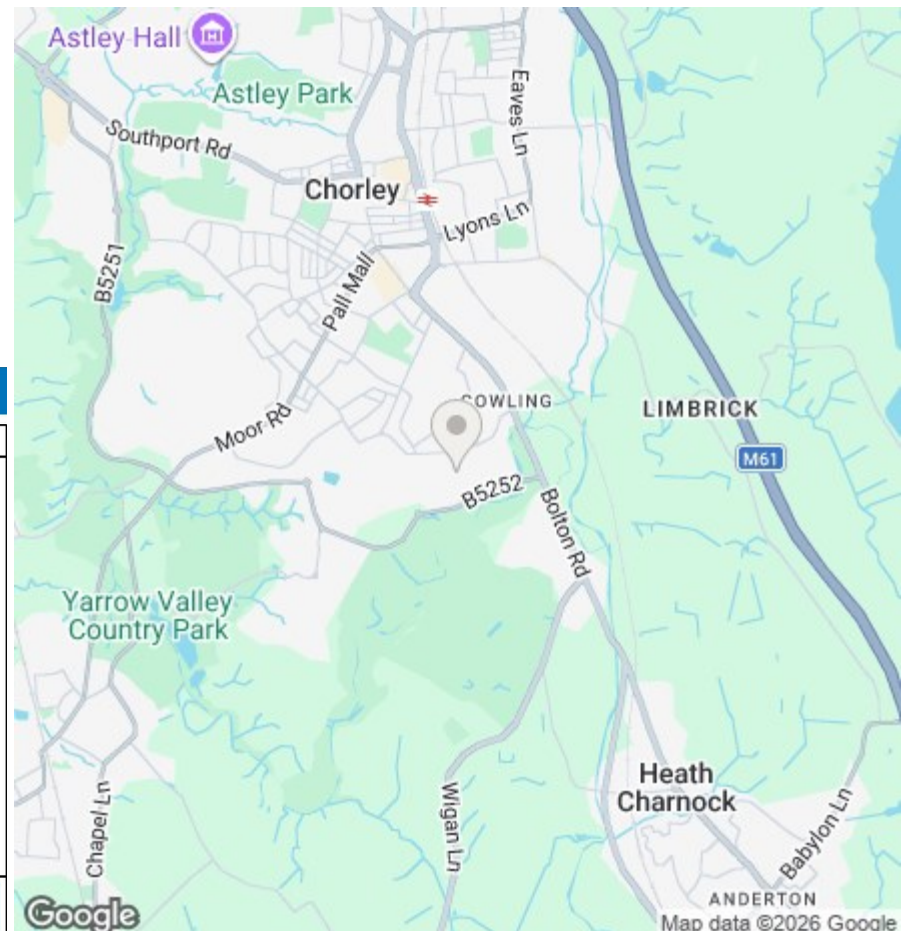


TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.

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	

Current: 78, Potential: 86

Environmental Impact (CO₂) 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	