



Duxbury Gardens, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom, semi-detached home, located in a highly sought-after area of Chorley. Positioned at the end of a quiet cul-de-sac, this home offers a peaceful setting ideal for families while still being conveniently close to local amenities. Chorley town centre is only a short distance away, providing an excellent selection of shops, restaurants, and cafes. Families will appreciate the nearby well-regarded schools, while commuters benefit from easy access to Chorley train station, which offers direct links to Manchester and Preston. Bus routes and the M61 and M6 motorways are also within close reach, making travel across the North West effortless.

Upon entering the property, you are welcomed into a bright and airy reception hall, with a convenient WC and staircase leading to the first floor. The spacious front lounge, located just off the hallway, features a charming fireplace that adds warmth and character to the space. Moving through, the modern kitchen/diner is equipped with integrated appliances, including an oven, microwave, and fridge/freezer. There is also space for dining, making it a perfect spot for family meals or entertaining guests. A door from the kitchen opens out onto the rear garden, enhancing the indoor-outdoor flow.

Heading upstairs, the first floor offers three versatile bedrooms. The master bedroom benefits from fitted wardrobes and a stylish three-piece en-suite. Bedroom two, also featuring fitted wardrobes, provides ample storage space. The third bedroom offers flexibility, ideal as a child's room, home office, or guest room. A contemporary three-piece family bathroom completes this floor, providing a bath, washbasin, and WC.

Externally, the property features a driveway to the front with space for one car. The rear garden is a delightful, secluded space, perfect for relaxing and entertaining. A patio seating area leads to a well-maintained lawn, complemented by planted beds and space for a shed. To the top of the garden, a more private seating area offers a peaceful retreat, looking back towards the house.

This charming home is ideal for families seeking a modern property in a desirable location, ready to move into and enjoy.















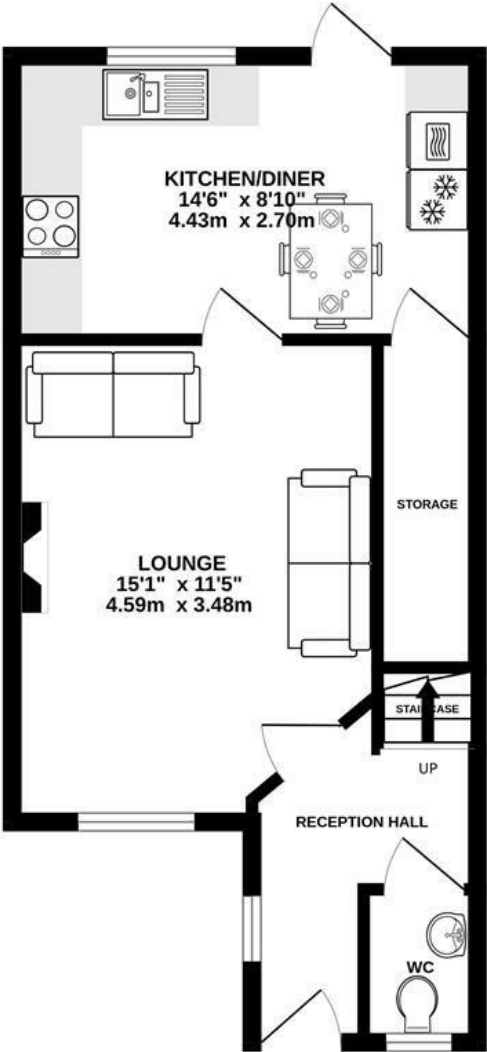




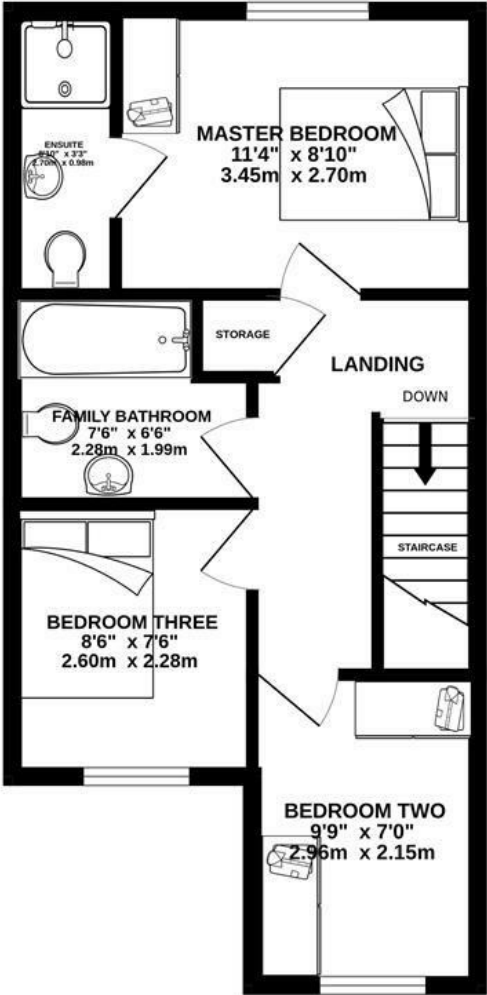


BEN ROSE

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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		78
(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

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

