



Chester Avenue, Duxbury Park, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this stunning, deceptively large three bedroom home set over three floors in the highly desirable location of Duxbury Park, Chorley. Situated a short walk from Yarrow Valley Country Park and 18-hole golf course, this spacious family property has been extensively developed by the current owners. Nestled along a quiet road, the home enjoys a tranquil setting with surrounding woodland and scenic walks quite literally on its doorstep, while remaining conveniently located close to excellent travel links. With easy access to nearby towns and cities such as Chorley, Bolton and Manchester, the property also benefits from proximity to the M61 and M6 motorways, making commuting simple. This area of Chorley itself boasts lovely countryside walks, well-regarded schools, and local amenities, perfect for growing families.

As you enter the home, through a porch area, perfect for storing outdoor shoes and coats, you're greeted by a charming entrance hall providing access to a study/home office, staircase and lounge. The stunning contemporary lounge, with a hyper realistic gas fireplace, Jatoba hardwood flooring and bay window create a warm, inviting atmosphere. Moving through the open plan layout, you'll find the large garden room / family dining space that offers unrestricted views of the garden, complete with patio doors that allow the seamless flow of interior to exterior, perfect for entertaining and socialising. To the front of the house is the modern kitchen, equipped with integrated Bosch appliances, as well as access to the converted garage that now functions as a workshop. Moving Deeper into the house is the lengthy utility room hosting its own worktop, sink, separate WC and wash hand basin as well as ample areas for a wide collection of freestanding appliances.

Finishing the ground floor, situated off from the utility, is a versatile garden room that currently functions as another home office, but combined with the utility room could easily serve as a fully independent annex to the main home, suitable for multi-generational living.

The first floor opens to a beautifully bright landing with a large vertical window flooding the stairs with natural diffused light. The first floor comprises three generously sized bedrooms, one with en-suite. There is also access to the fully converted loft further extending the potential space. Completing this floor is the main, four piece family bathroom. On the second floor, the converted loft space complete with Velux windows offers a range of opportunities for future use.

Externally, the property benefits from a large, paved driveway for a house of this size, easily accommodating six cars. To the rear, a generously sized garden awaits, featuring a large lawn as well as a more secluded patio area perfect for entertaining or relaxing. The garden space also includes a large, newly roofed storage shed. The expansive space is surrounded by trees and tall fences providing a private outdoor space making it the ideal location for entertaining guests, outdoor relaxation and gardening as well as attracting beautiful wildlife. Every room has been completely redone from when the owners bought it and has benefited from extensive investment making sure it is kept to the highest standard. Altogether, this home is filled with character and tasteful design choices and offers the perfect blend of character, modern living making it an ideal home for growing families or couples looking to downsize. Early viewing is highly recommended to avoid disappointment.





















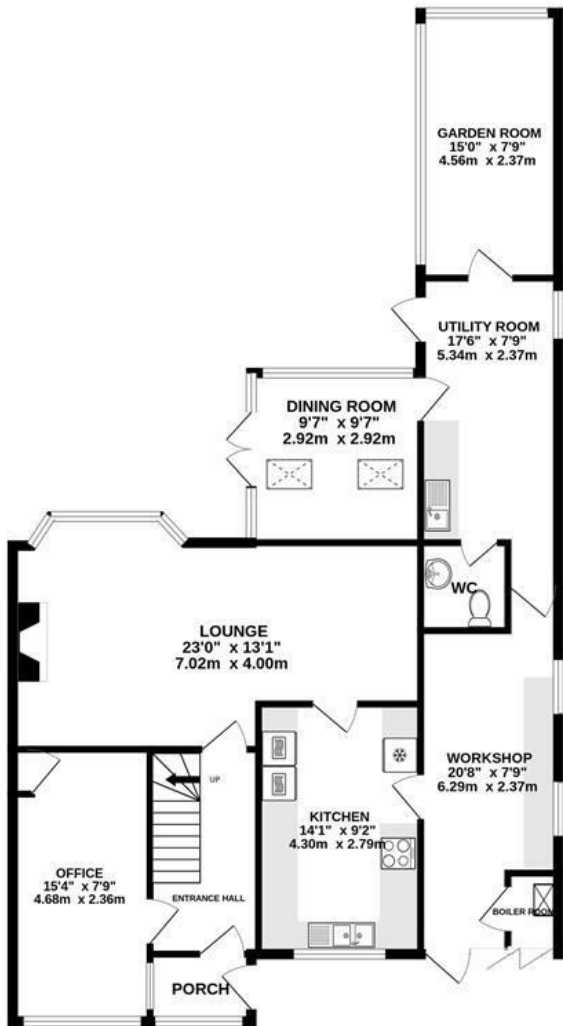






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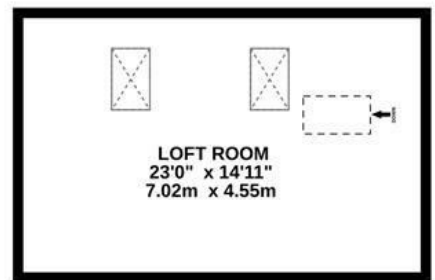
GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1963 sq.ft. (182.3 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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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		
	65	75
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	

