



## Duxbury Manor Way, Chorley

**Offers Over £419,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached home, set over three floors and offering versatile family living throughout. Situated on the highly sought-after Duxbury Manor Estate in Chorley, this property enjoys a desirable location close to excellent schools, local amenities, and countryside walks. Chorley town centre is only a short drive away, offering a wide selection of shops, cafés, and restaurants, whilst superb travel links make this home ideal for commuting. Chorley train station is within easy reach, along with convenient bus routes and quick access to the M61, M6, and M65 motorways, connecting you to nearby towns and major cities such as Preston, Bolton, and Manchester.

Stepping inside, you are welcomed into the reception hall, complete with a staircase rising to the upper floors and a conveniently located WC. The spacious lounge is immaculately presented and enjoys an abundance of natural light, enhanced by French doors that open directly onto the rear garden – the perfect setting for both relaxation and entertaining. To the rear lies the open plan kitchen/diner/snug, which serves as the heart of the home. The kitchen is fitted with a modern range of integrated appliances and seamlessly flows into the main dining area, creating a sociable space ideal for family gatherings. To the far end, the snug offers a more informal seating area and boasts its own set of French doors leading out to the garden.

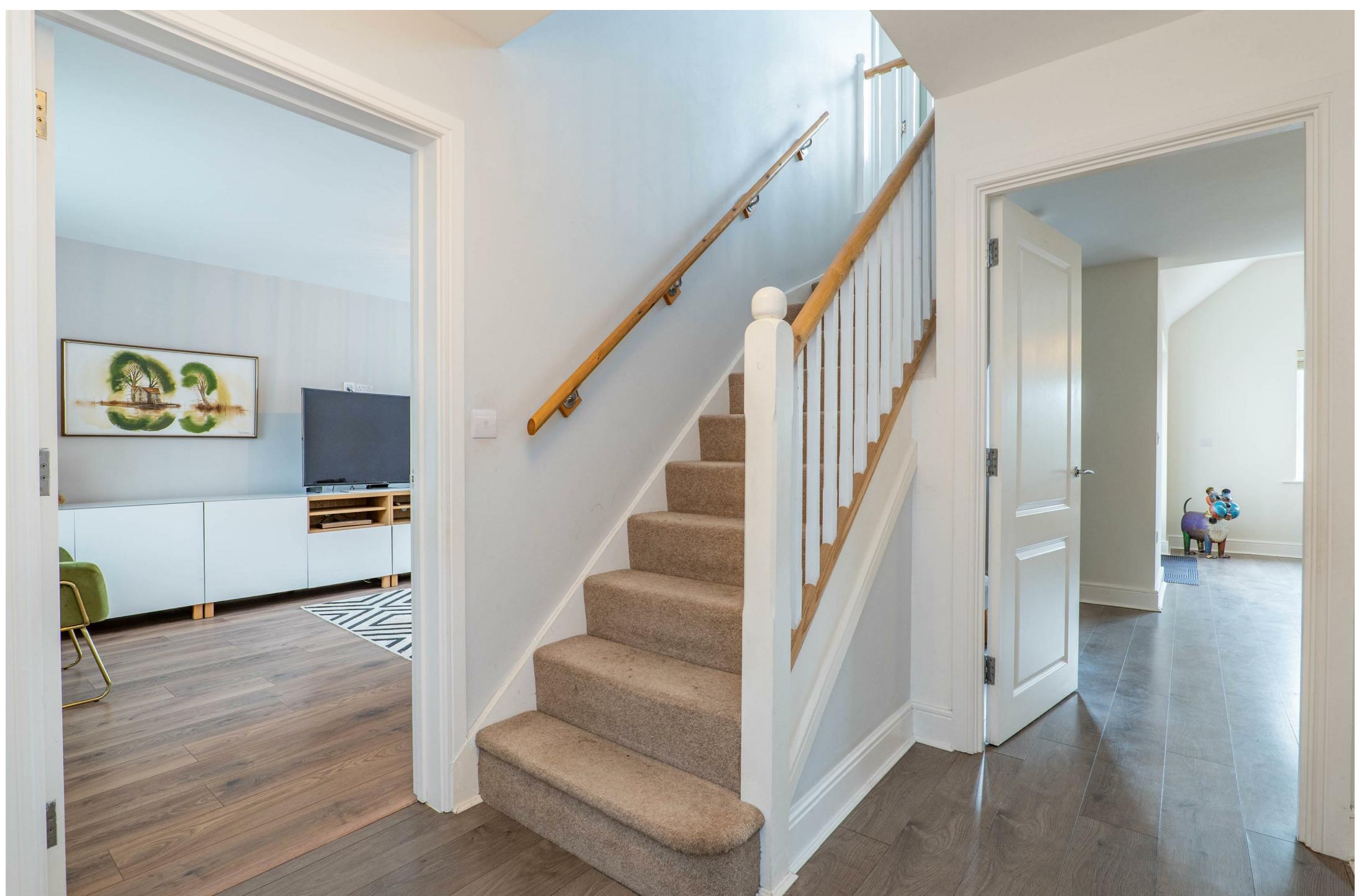
Ascending to the first floor, you are greeted by a spacious landing that connects three of the home's five bedrooms. The master bedroom is a generously sized retreat and benefits from a private en-suite, adding a touch of luxury. Two further well-proportioned bedrooms can also be found on this level, serviced by the four-piece family bathroom, which is finished to a high standard and features both a bath and separate shower.

The second floor continues to impress, hosting two further double bedrooms that provide excellent versatility – whether used as additional bedrooms, a home office, or a hobby space. A stylish shower room completes this floor, ensuring practicality and comfort for a growing family.

Externally, the property is set back from the road with a generous driveway that provides off-road parking for up to four vehicles and leads to a detached double garage. To the rear, the private garden offers a wonderful outdoor retreat, beginning with a large decked patio area that extends from the French doors, perfect for alfresco dining. This flows onto a further ornate seating area, providing a charming spot to relax.

Altogether, this is a superb family home, offering spacious and adaptable living in one of Chorley's most sought-after residential locations.



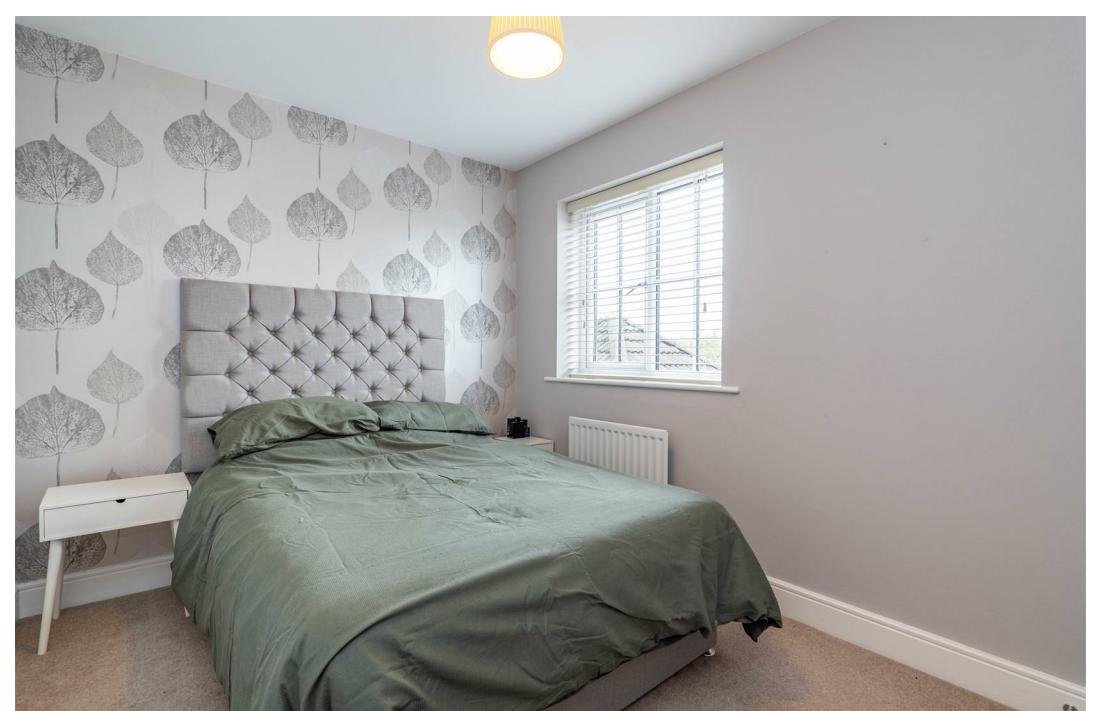
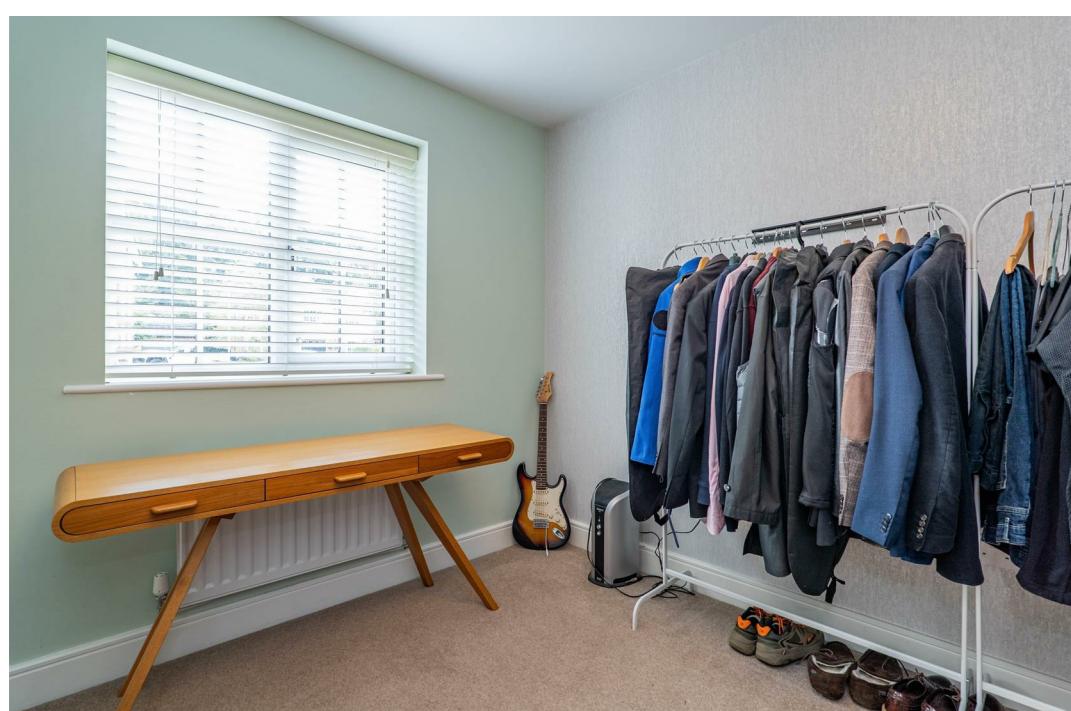












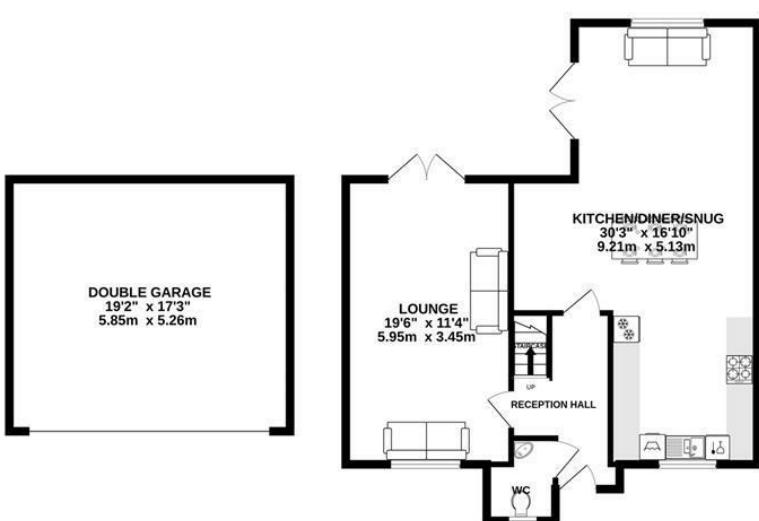




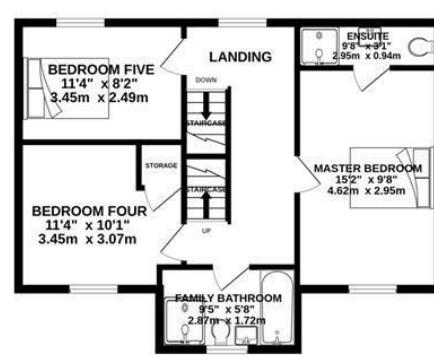


# BEN ROSE

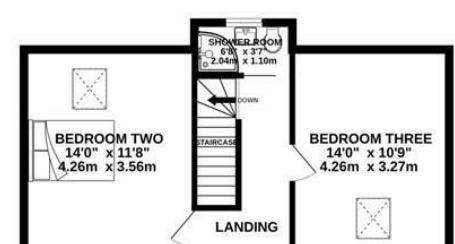
GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



2ND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 2023 sq.ft. (187.9 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	80	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

