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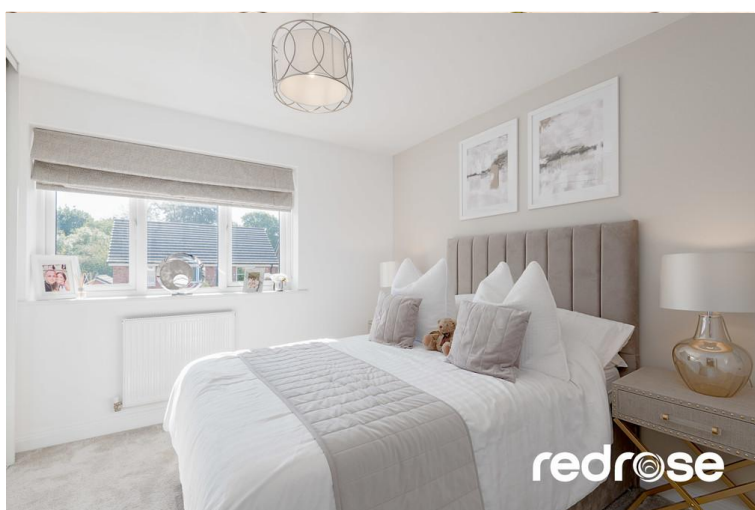
1 Haydock Drive
Chorley, PR7 3FT

CHAIN FREE Set on the exclusive 'Duxbury Manor' estate, this exceptional property has been meticulously upgraded and is presented in immaculate 'show home' condition throughout. It features a spacious lounge that flows seamlessly into a stunning kitchen, dining, and family area, along with four ge...

Asking Price Of £365,000

EPC Rating '87'





Property Description

Set on the exclusive 'Duxbury Manor' estate, this exceptional property has been meticulously upgraded and is presented in immaculate 'show home' condition throughout. It features a spacious lounge that flows seamlessly into a stunning kitchen, dining, and family area, along with four generously sized bedrooms, including a master with an en suite. The rear garden has been transformed into a fantastic entertaining space, thoughtfully lit for evening enjoyment. This charming home is perfect for a young family seeking a blend of style and comfort with a true wow factor.

OUTSIDE FRONT

Double driveway and step to front door. Downlights to illuminate the front of the house.

HALLWAY

Entrance hallway with ceiling light point and radiator. Door to lounge.

LOUNGE





15' 1" x 12' 3" (4.62m x 3.75m) Beautifully presented lounge with feature panelled walls, bay window to front, ceiling light point, radiator and door to kitchen/diner.

CLOAKROOM

Two piece bathroom suite with low level WC and wash hand basin. Ceiling light point and radiator. Tiled flooring.

KITCHEN/DINER/FAMILY ROOM

20' 11" x 14' 0" (6.4m x 4.28m) This fabulous open-plan kitchen, dining, and family room is ideal for a growing family and perfect for entertaining. The space features high-quality tiled flooring throughout, with two patio doors opening to a sun-filled rear garden. For added privacy and shade, the patio doors are fitted with 'perfect fit' blinds. The kitchen boasts a range of premium wall and base units in a stylish light dove grey, complemented by a composite 1 1/2 sink and drainer. It also includes integrated appliances such as a washing machine, tumble dryer, dishwasher, and double oven. A central island houses a 4-ring hob with an extractor fan overhead. The room is enhanced by an illuminated under-stairs wine store and a convenient storage cupboard. Stairs lead up to the first floor.



FIRST FLOOR

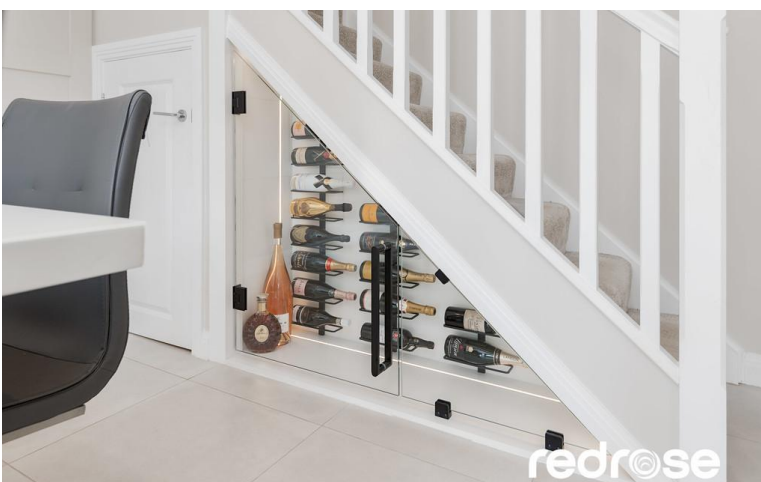
Stairs from ground floor leading to first floor landing with double glazed window to side and doors to all bedrooms and family bathroom. Ceiling light point.

MASTER BEDROOM

11' 10" x 9' 8" (3.62m x 2.97m) Good size master bedroom with fitted, mirrored wardrobes to one wall, double glazed window to front, ceiling light point and door to en-suite. The master bedroom has air conditioning.

EN-SUITE

Walk in double shower cubicle. Tiled flooring, low level WC and wash hand basin. Heated towel rail, downlights and double glazed window to side.



BEDROOM TWO

10' 11" x 11' 6" (3.35m x 3.53m) Another good size double bedroom with fitted wardrobes to one wall, ceiling light point and radiator. Double glazed window to rear.

BEDROOM THREE

8' 5" x 9' 6" (2.58m x 2.91m) Double glazed window to rear, ceiling light point and radiator.

BEDROOM FOUR

8' 7" x 6' 2" (2.63m x 1.90m) Currently used as a dressing room but would also be perfect as a study with double



glazed window to front, ceiling light point and radiator.

FAMILY BATHROOM

Beautifully appointed with three piece bathroom suite including bath with shower over and glass screen, low level WC and wash hand basin. Wall mounted mirror, tiled flooring, downlight and double glazed window to side.

REAR GARDEN

The stunning southeast-facing garden has been thoughtfully upgraded to create a perfect, low-maintenance entertaining space. It features a spacious patio, ideally positioned to enjoy the evening sun, raised beds with integrated lighting, a high-quality artificial lawn, and a decorative stone border. This beautiful garden is truly spectacular.

GARAGE

The integral garage is accessed via up and over door to the front and has power and light.



Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1204 sq. ft. (111.8 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, fixtures and fittings are shown but not guaranteed and no guarantee is made as to their operation or efficiency for the goods. Made with MyHomeplan.COM

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