



43 Duxbury Gardens

, Chorley, PR7 3JZ

Offers Over £250,000



STUNNING AND SPACIOUS MODERN HOME WITH ENDLESS POTENTIAL NOT TO BE MISSED

Welcome to this stunning property located on Duxbury Gardens, Chorley. This modern house boasts a sleek and contemporary design, with top-of-the-line appliances and stylish decor that exudes elegance.

Spread over three storeys, this property offers ample space with multiple rooms that can be tailored to suit your needs. The large kitchen and reception areas are ideal for hosting gatherings and entertaining guests, making it the perfect setting for creating lasting memories.

One of the highlights of this home is its spacious garden, providing a tranquil outdoor space where you can relax and unwind. Additionally, being situated on an enviable corner plot, this property offers privacy and a sense of exclusivity.



Ground Floor

Entrance

UPVC door to hall.

Hall 15'8" x 3'6" (4.78m x 1.07m)

Central heating radiator, stairs to the first floor, doors to WC, reception room one, utility, kitchen and under stairs storage.

Reception Room One 13'8" x 8'5" (4.17m x 2.57m)

UPVC double glazed bow window, central heating radiator, meter cupboard and laminate floor.

Utility 8'5" x 5'1" (2.57m x 1.55m)

Range of high gloss wall and base units, laminate work tops and plumbed for a washing machine.

Kitchen 15'5" x 11'1" (4.70m x 3.38m)

UPVC double glazed window, upright central heating radiator, high gloss wall and base units, laminate work tops, freestanding range cooker, extractor hood, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated dish washer, space for a fridge freezer, combi boiler, vinyl floor and UPVC double glazed French doors to the rear.

WC 5'8" x 2'11" (1.75m x 0.89m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, vinyl floor and extractor fan.

First Floor

Landing 9'8" x 6'7" (2.95m x 2.01m)

Central heating radiator, doors to reception room two and bedroom one.

Bedroom One 15'8" x 9'3" (4.78m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobes, UPVC French doors leading to the Juliette balcony and door to en suite.

En-Suite 8'7" x 3'10" (2.62m x 1.17m)

Central heating towel radiator, vanity top wash basin with mixer tap, dual flush WC, enclosed direct feed shower, spotlights, extractor fan and tiled floor.

Reception Room Two 17'1" x 15'7" (5.21m x 4.75m)

UPVC double glazed window, central heating radiator and UPVC French doors leading to a Juliette balcony.

Second Floor

Landing 10'5" x 7'4" (3.18m x 2.26m)

Loft access, doors to bedroom two, bedroom three, bedroom four and bathroom.

Bedroom Two 15'8" x 10'9" (4.80m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom 6'9" x 5'8" (2.06m x 1.75m)

Panelled bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, part tiled elevation and tiled floor.

Bedroom Three 13'6" x 8'2" (4.14m x 2.49m)

UPVC double glazed window and central heating radiator.

Bedroom Four 9'1" x 7'1" (2.79m x 2.16m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

External

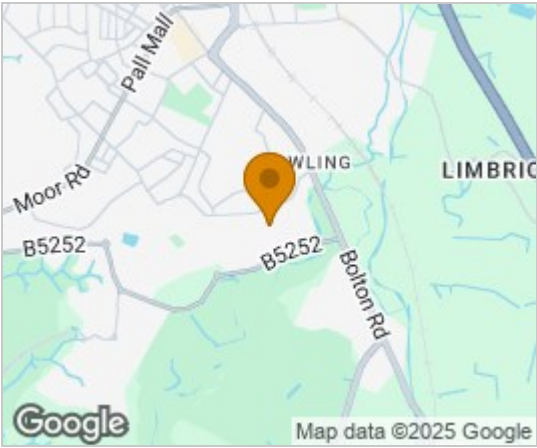
Rear

Enclosed laid to lawn garden, bedding areas, paved patio and timber shed.

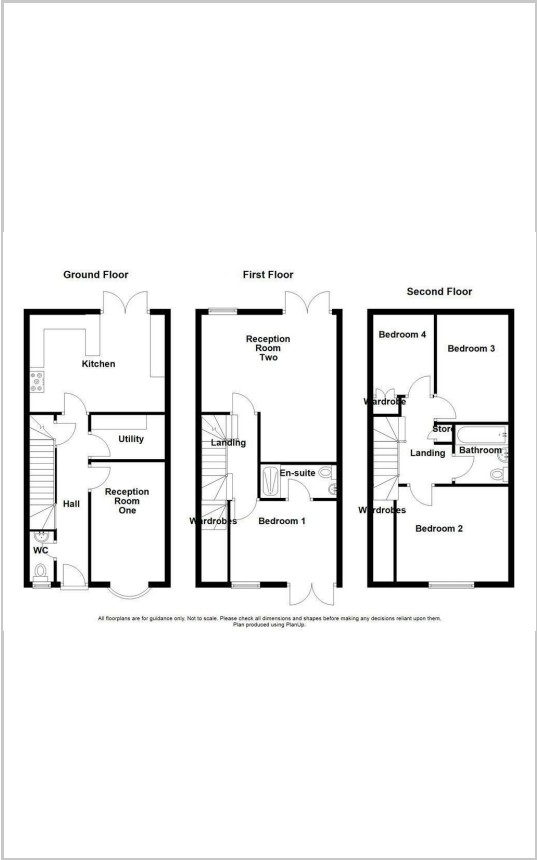
Front

Paved double driveway.

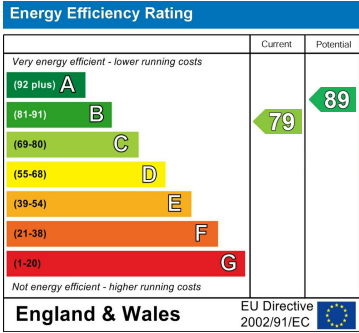
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.