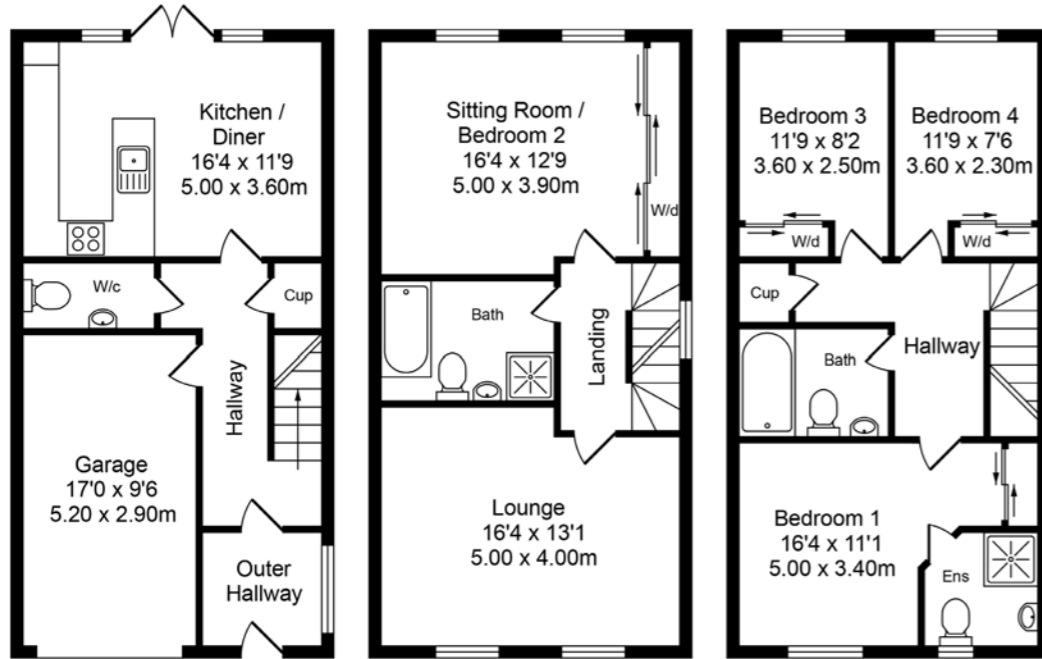




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1647 Sq.ft. (153.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 549 Sq.Ft (51.0 Sq.M.)

First Floor
 Approx. Floor Area 549 Sq.Ft (51.0 Sq.M.)

Second Floor
 Approx. Floor Area 549 Sq.Ft (51.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This beautifully presented four-bed detached home boasts an extremely flexible floorplan arranged over three inviting levels. The property was built with attention to detail and exceptional standards of finish, the home has character and charm, whilst ensuring that all the modern appointments of a contemporary home of this type are catered for. This beautiful home is now Freehold due to the present owner purchasing this, making this property even more desirable and affordable. The property occupies a lovely position within the Duxbury Manor development, just off Myles Standish Way, with a private aspect to the rear. The property is most conveniently located just a short drive out of Chorley town centre, therefore being well placed for access to its abundance of shops and amenities, transport links via rail and road, as well as being within easy reach of well-regarded primary and secondary schools.

The accommodation itself extends over three floors entering via the entrance porch and spacious hallway you will find a staircase to the first floor as well as WC/Cloakroom and access provided to the garage. The rest of the ground floor is open plan and contains ample living, dining, and kitchen space, with the newly fitted kitchen boasting granite worksurfaces and a range of integrated appliances, with bifold doors opening into the rear garden. This creates a wonderful sociable environment that is perfect for modern day living.

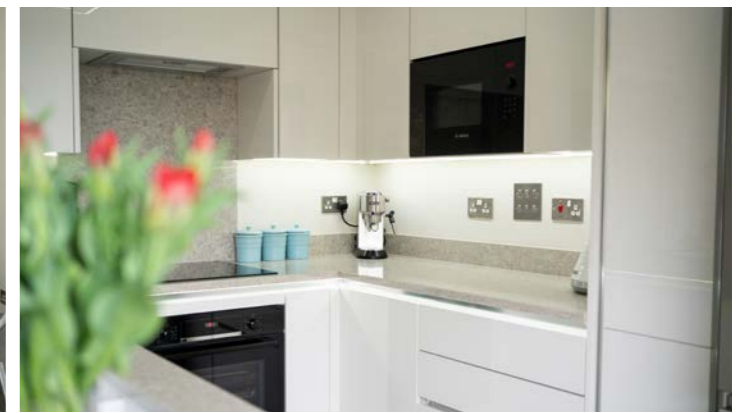
Moving up to the first floor is a beautiful light and airy lounge and a wonderfully proportioned bedroom/second reception room and a four-piece family bathroom, consisting of shower unit, bath, as well as toilet and wash basin. The home has an incredibly flexible floorplan and on the top floor you will find an additional three bedrooms with the master bedroom having the added benefit of an ensuite shower room. All bedrooms have fitted wardrobes and three of these are less than a year old. To complete this floor is a four piece family bathroom.

Externally, the low-maintenance frontage provides off-road parking facilities, as well as access to the garage, whilst the rear garden enjoys a high degree of privacy, which is a big bonus for a modern development. Complete with planted borders, an artificial lawn, low maintenance composite decking and ambient lighting, as well as enjoying a lovely, paved patio providing an additional seating area.

Other benefits are alarm and security locks on all external doors, new front door with side panels and a partially boarded loft with lighting.

Homes on this sought-after development are always in high demand and we would highly recommend an early expression of interest to avoid disappointment.





KEY FEATURES

- Beautifully Presented Three Storey Home
- Four Good Sized Bedrooms
- Stunning Open plan Dining Kitchen
- High Quality Appliances and Accessories
- Tastefully Decorated Lounge
- Driveway Parking
- Low Maintenance Rear Garden
- Popular Development
- Close to Town centre
- Great Transport Links









