

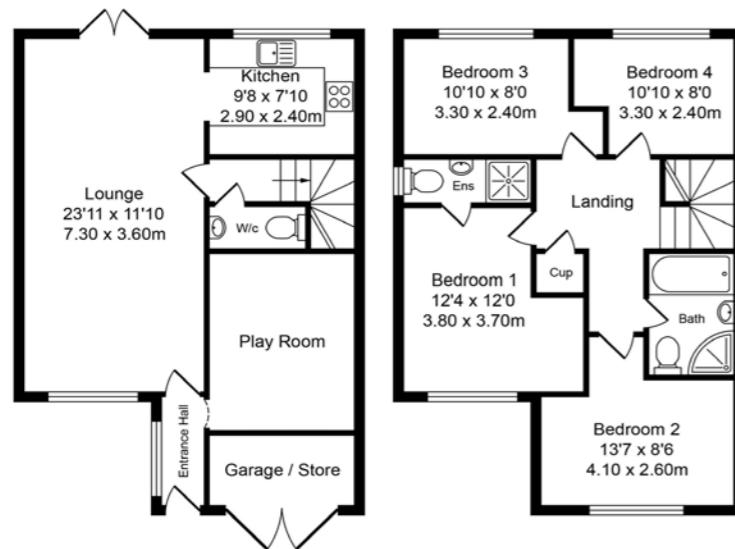


Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173

Total Approx. Floor Area 1218 Sq.ft. (113.2 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 609 Sq.Ft (56.6 Sq.M.)

First Floor
Approx. Floor Area 609 Sq.Ft (56.6 Sq.M.)



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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	79 C	87 B
39-54	E		
21-38	F		
1-20	G		

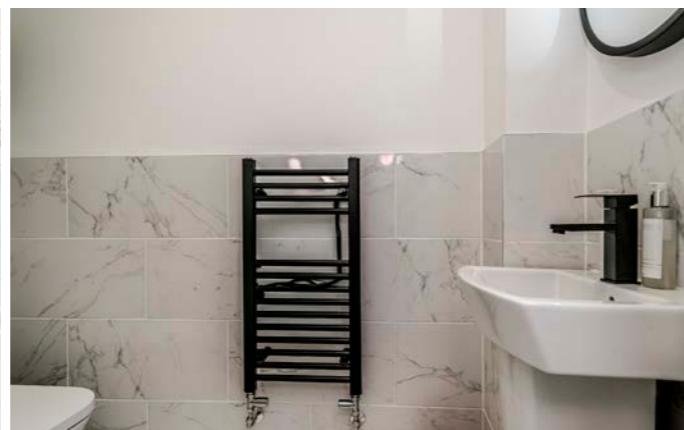
Arnold and Phillips are pleased to present this attractive four-bedroom detached family home constructed in 2014 by Arley Homes, a quality house builder renowned for their attention to detail and exceptional standards of finish. Developed with modern day living in mind the home offers a fantastic floorplan and occupies a lovely position within the Duxbury Manor development, just off Myles Standish Way.

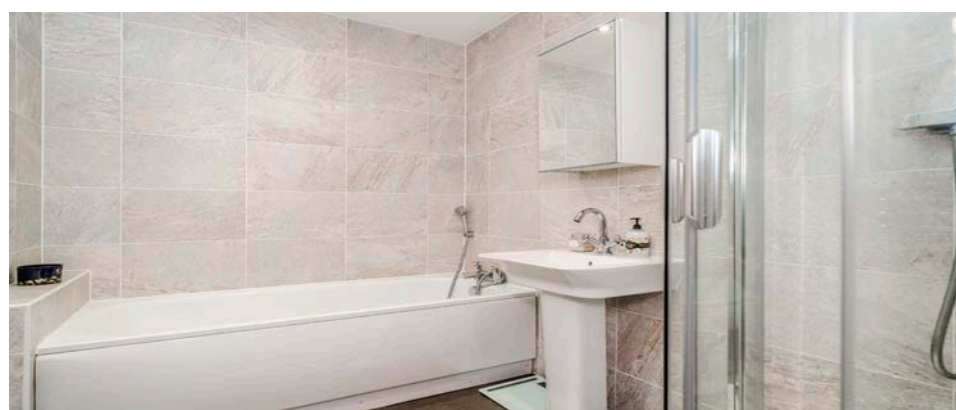
With a private aspect to the rear, as well as being adjacent to a leafy recreational area to the front, the setting is ideal for a young family and is conveniently located just a short drive out of Chorley town centre, therefore being well placed for access to an abundance of shops and amenities as well as transport links via rail and road, and within easy reach of well-regarded primary and secondary schools.

The accommodation itself is arranged over two inviting levels and is presented in excellent order throughout, complemented by bright décor, light-filled rooms and a practical floor plan of 1218 square feet that lends itself perfectly to family living. One enters via the welcoming entrance hallway, before proceeding directly into the superb open plan lounge and dining room - a light, bright and airy room with a large picture window to the front, French doors to the rear, a contemporary feature fireplace and inset TV. The adjoining kitchen is fitted with a comprehensive array of sleek, high gloss wall and base units with contrasting work surfaces and equipped with a host of integrated appliances. Also, to the ground floor is an additional reception room which was originally the garage but has been skilfully converted and is currently being utilised as play room.

The ground floor is rounded off with a handy cloaks/WC whilst on the first floor there are four appealing bedrooms, all of which are well-proportioned, with the master bedroom benefitting from a smart three-piece en-suite shower room and fitted wardrobes. The remainder of the family are well catered for by the main bathroom, which is fitted with a four-piece suite in classic white, consisting of WC, pedestal wash hand basin, bath and separate shower cubicle.

Externally, the property boasts an attractive frontage with off-road parking provided on the double driveway, which also provides access to the adapted garage which now provides handy storage space. The rear of the property is very private and includes raised flower beds and a good-sized tiled patio area which is ideal for entertaining friends and family in the summer months. 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

Attractive Detached Family Home

Four Bedrooms

Circa 1218 Sq Ft

Playroom/Office

Presented To An Excellent
Standard Throughout

Open Plan Lounge/Dining Room

Double Driveway Providing Off
Road Parking

Sought After Location



