



Ormskirk: 01695 570102
arnoldandphillips.com

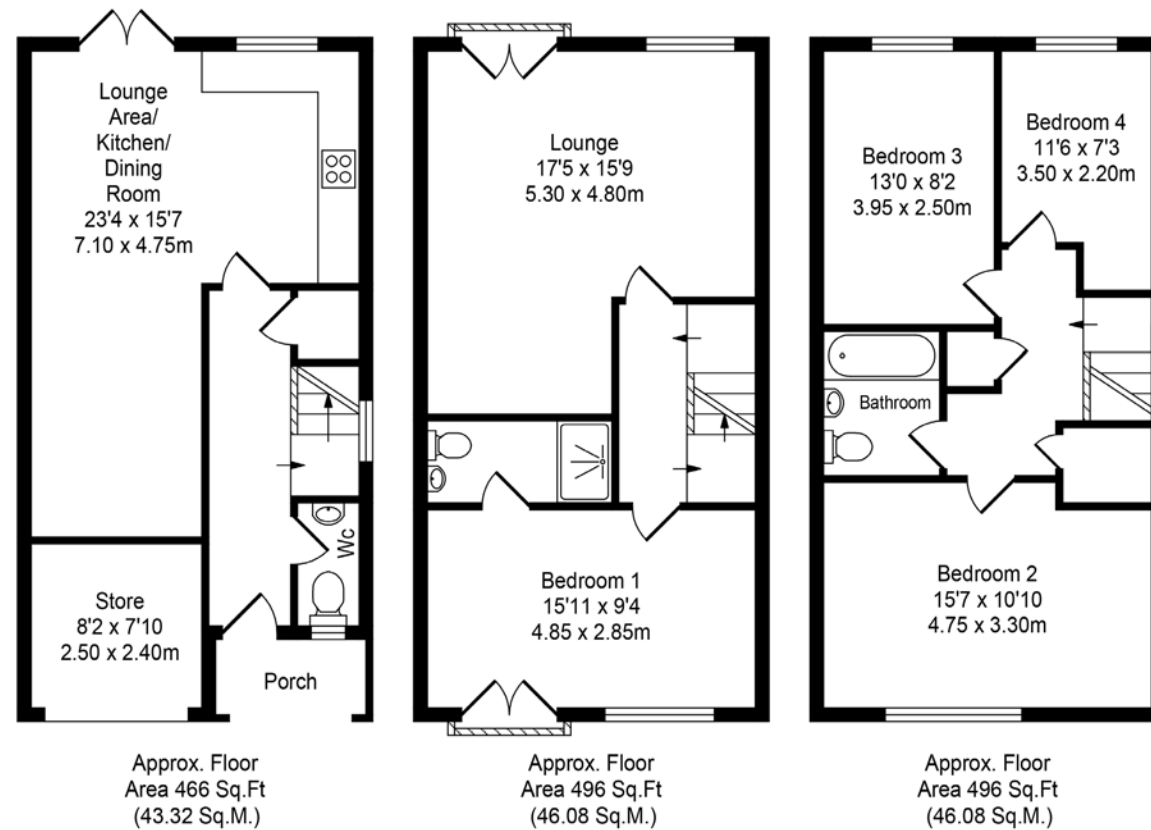
Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS

Duxbury Gardens

Total Approx. Floor Area 1458 Sq.ft. (135.48 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold
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	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LUXURY PROPERTY SPECIALISTS

Duxbury Gardens, Chorley

A&P

Arnold and Phillips are excited to present this charming three-storey residence located in a highly desirable area. This family home with 'no chain' features a welcoming entrance hallway complete with a cloakroom/WC, leading into a spacious kitchen diner and living area.

The kitchen boasts elegant oak cabinetry, contrasting countertops, and integrated appliances. This versatile space can easily accommodate a dining table or a snug seating area, effectively creating a second reception room. Natural light floods this area through French doors that open out to the garden. Additionally, the ground floor includes a storeroom that was formerly part of the garage.

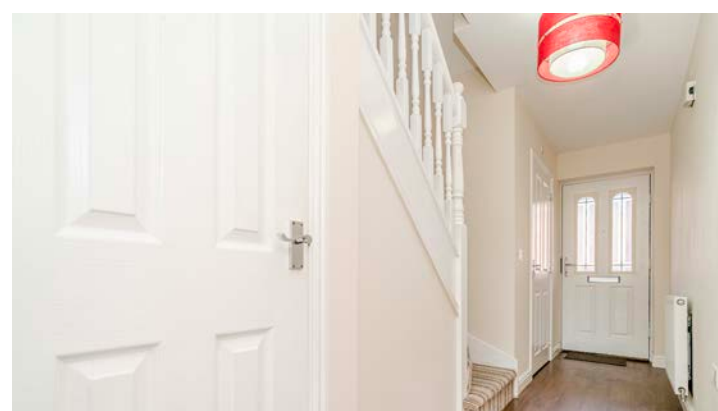
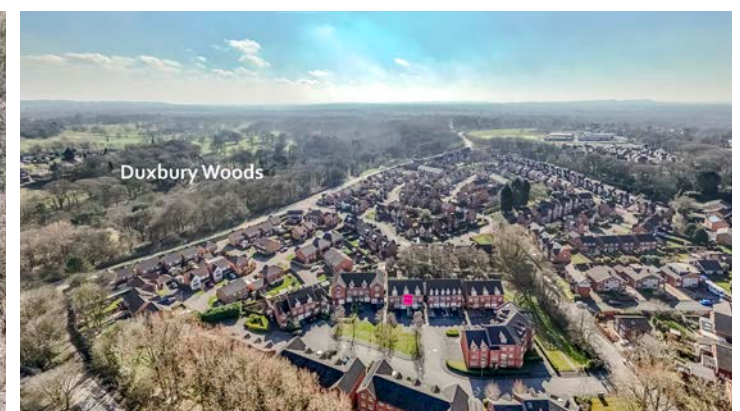
Moving to the first floor, you'll find a generous lounge area, enhanced by French doors and a Juliette balcony that also offers lovely views of the rear of the property. This level also includes a double bedroom with an ensuite shower room for added convenience.

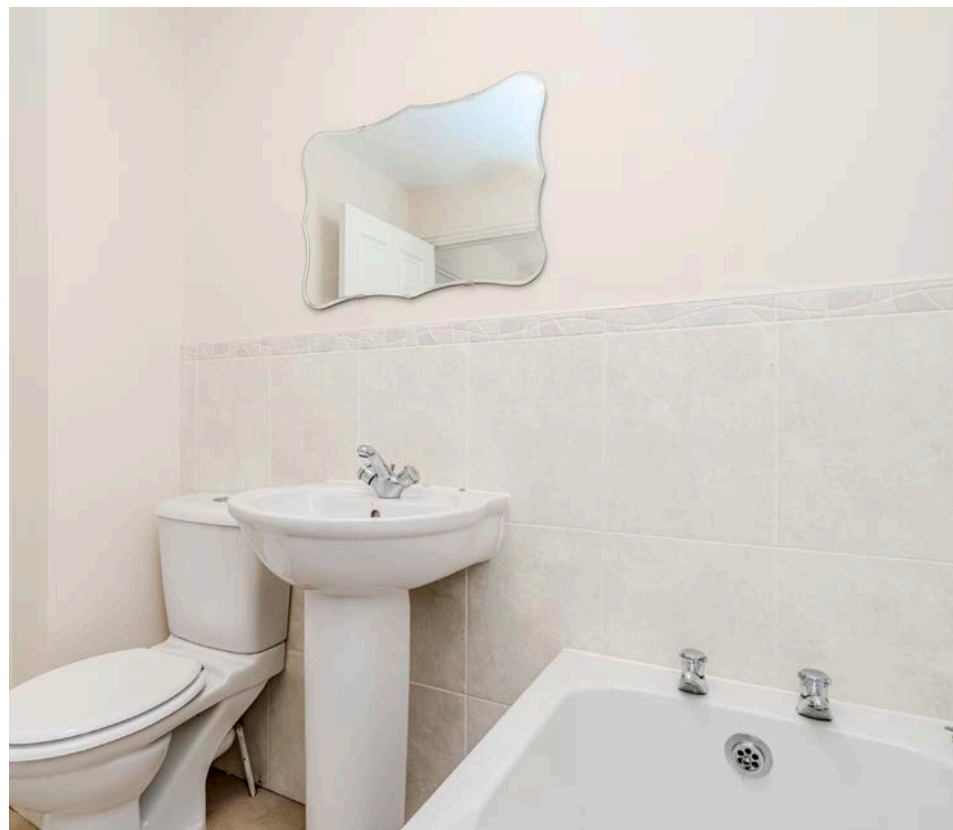
The second floor is home to three more bedrooms, including one double room and two smaller ones, all serviced by a family bathroom featuring both a bath and an overhead shower.

Outside, the property offers driveway parking and a spacious rear garden, complete with a patio area and a shed for storing gardening tools and equipment.

This location is exceptionally popular, with easy access to local amenities. The town centre is just a short distance away, providing excellent transport links, and there are reputable primary and secondary schools within walking distance.

Overall, this property represents a wonderful opportunity for a family home.





KEY FEATURES

Attractive Three Storey Family Home

Four Bedrooms with Ensuite to Master

Circa 1458 Square Feet

Good Sized Kitchen/Dining/Reception Room

Light Filled Lounge

Spacious Rear Garden

Driveway Parking

Close to Amenities

Close to Town Centre

Popular Location

