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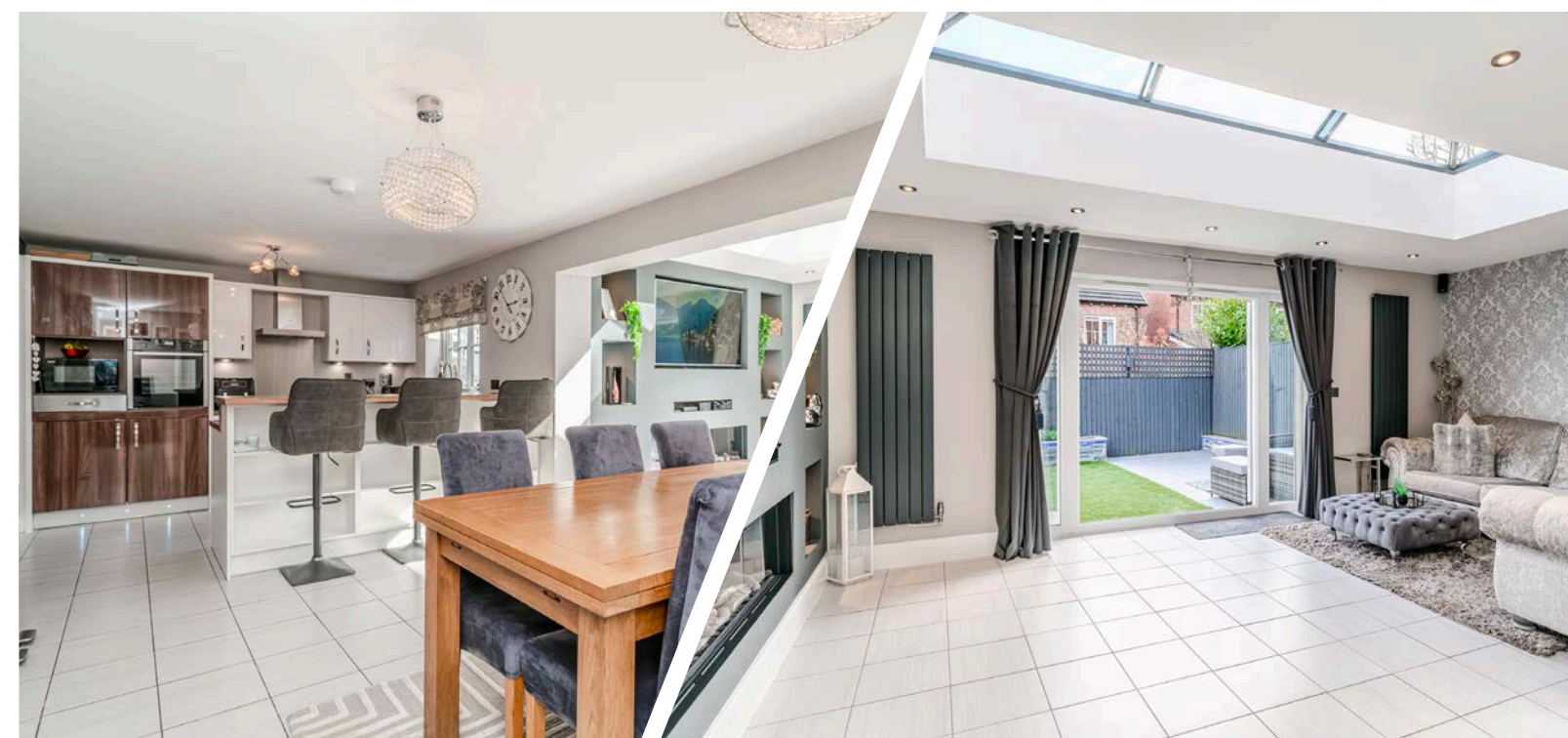
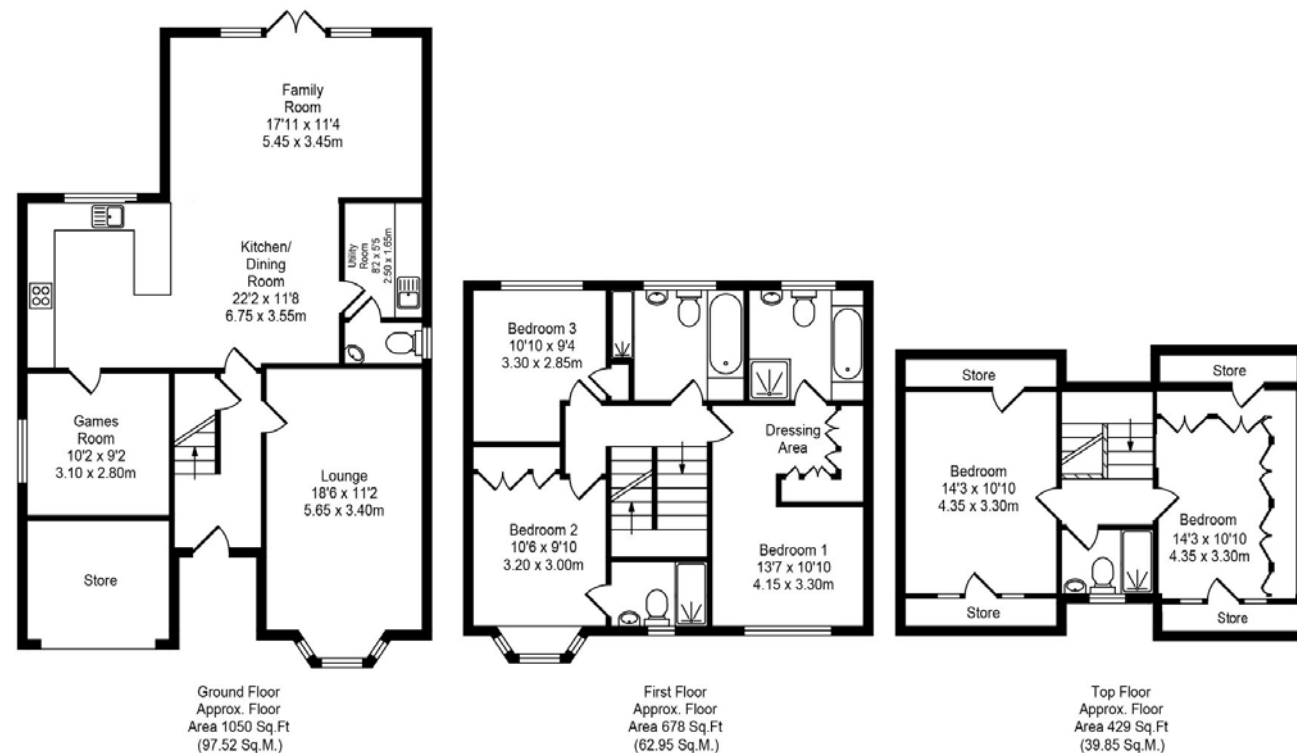
Southport: 01704 778668  
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ARNOLD & PHILLIPS  
ESTATE AGENTS

### Duxbury Manor Way

Total Approx. Floor Area 2156 Sq.ft. (200.32 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 Leashold  
Council Tax Band: F

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THE LUXURY PROPERTY SPECIALISTS

Duxbury Manor Way, Chorley

A&P



We are excited to present this stunning detached home, which has been thoughtfully extended to create a spacious and inviting living environment. The property boasts an attractive facade that enhances its curb appeal, complemented by an ample driveway that provides convenient parking for multiple vehicles.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The tastefully decorated lounge offers a cozy retreat, while the open-plan family room features a striking lantern roof that floods the space with natural light. This area seamlessly combines a stylish kitchen and dining area, creating a comfortable living space ideal for both everyday family life and entertaining guests.

The family room includes patio doors that open onto the rear garden, allowing for a seamless transition between indoor and outdoor living. This outdoor space is perfect for gatherings, relaxation, and enjoying the fresh air.

Additionally, the ground floor features a games room, providing ample space for leisure activities, along with a convenient AWC and a utility room that enhances the home's functionality.

Moving upstairs to the first floor, you will find three well-proportioned bedrooms, including one with an ensuite bathroom for added privacy and convenience. The family bathroom is also located on this floor, catering to the needs of the household.

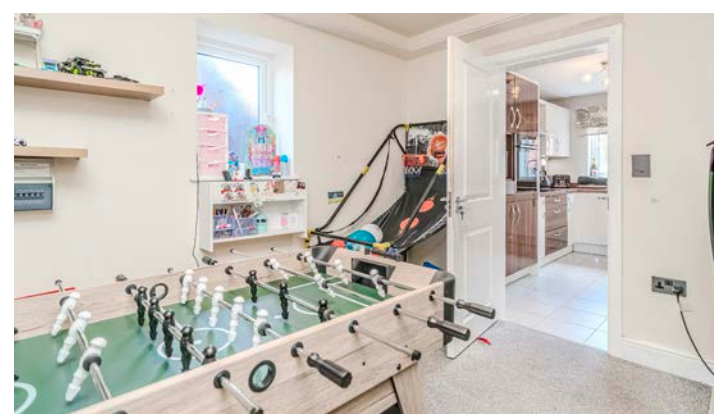
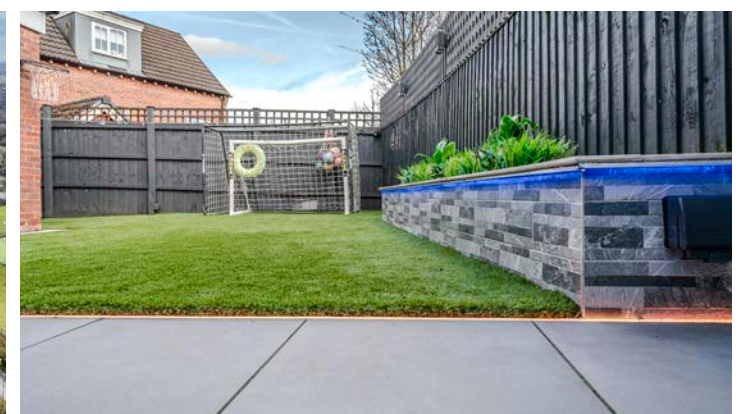
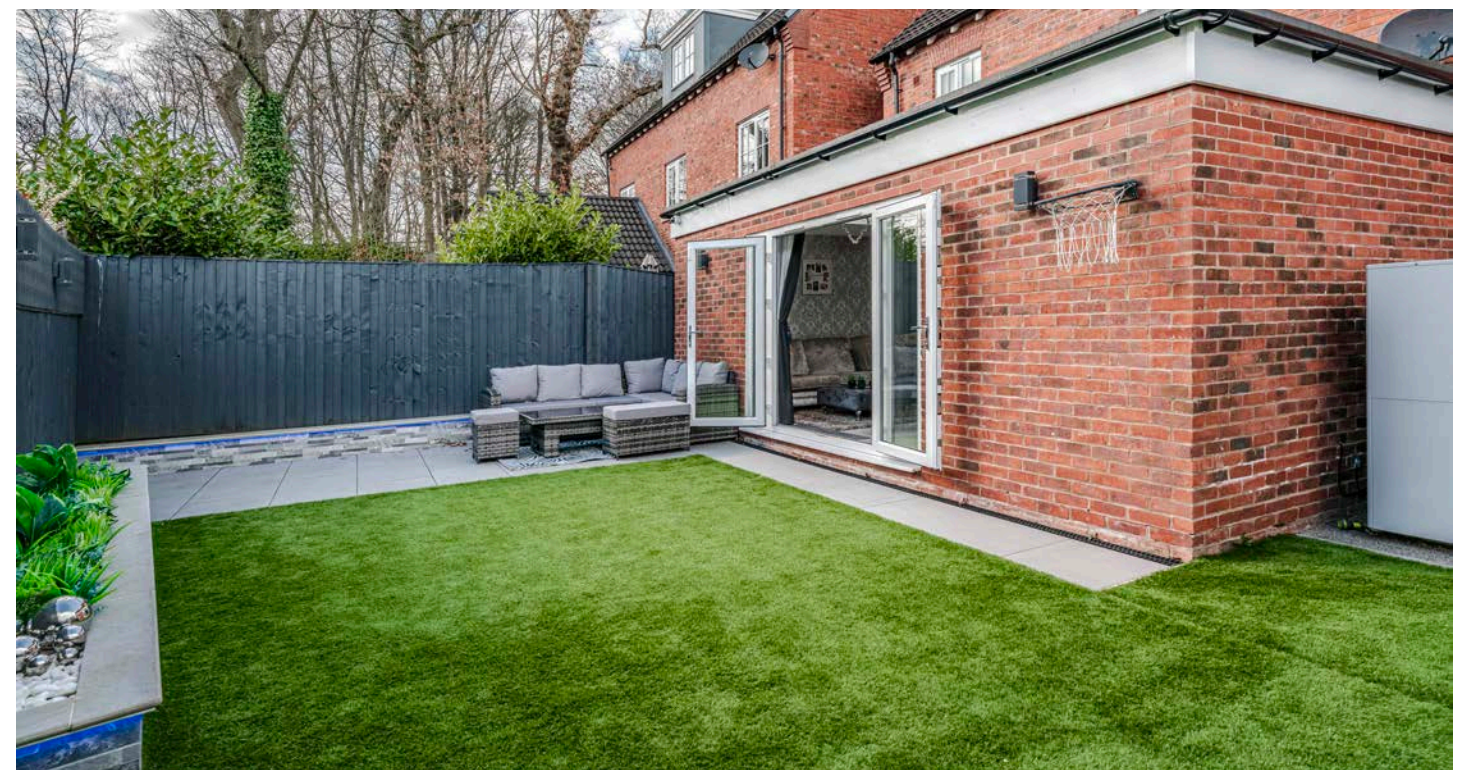
The second floor of the home encompasses two additional bedrooms, which share a modern shower room, making it an ideal space for guests or growing families.

The South facing rear garden of this stunning detached home is a true highlight, offering a pristine and inviting outdoor space that is both neat and tidy. Designed for ease of maintenance, this garden allows you to enjoy the beauty of nature without the hassle of extensive upkeep.

Featuring a well-laid patio area, it provides the perfect setting for outdoor dining, relaxation, and entertaining family and friends. Whether you're hosting a summer barbecue or simply enjoying a quiet morning coffee, this outdoor oasis is versatile and functional.

The easy-to-maintain design ensures that you can spend more time enjoying your garden and less time working in it. With its attractive landscaping and thoughtful layout, the rear garden is not only a tranquil retreat but also an extension of your living space, seamlessly connecting indoor and outdoor living.

In summary, this pristine rear garden is a delightful feature of the home, offering a serene environment that enhances your overall living experience. It's the ideal spot to unwind, entertain, and create lasting memories in the comfort of your own home.







#### KEY FEATURES

Stunning Extended Detached Home

Five Good Sized Bedrooms  
(Master with Dressing Room and  
Ensuite)

Circa 2158 Square Feet

Games Room

Tastefully Decorated Lounge

Open Plan Family Room

Ample Driveway Parking

Pristine South Facing Rear  
Garden

Sought After Location







