


HOME  TRUTHS

Shireburne Drive, Chorley

PR7 3FR

  
£350,000



Individual detached property constructed as an eco house, in the sought after Duxbury Manor Park development offering c 1200 square feet of accommodation, including four double bedrooms, and within easy reach of town centre amenities, schools, primary transport routes and walks in Duxbury Woods. To the front the tarmac driveway can accommodate up to three vehicles and leads to the main entrance. Step into the vestibule with the snug/home office to one side, and the open plan living room to the other, with patio doors opening to the garden. The breakfast kitchen comprises a range of wall and base units with breakfast bar and integrated appliances including induction hob, double electric oven and grill, full height refrigerator and dishwasher. A separate utility room has space, power and plumbing for additional appliances, including the Potterton boiler, and cloakroom comprising wash hand basin and wc. Externally the private garden comprises terrace, composite decked area and lazy lawn bordered by mature planting including an apple tree making this the perfect place to relax and entertain. Back inside to the first floor, the large loft is fully boarded with ladder and light. Bedroom one benefits from en suite comprising wash hand basin, wc and rainfall mixer shower in cubicle. There are three further double bedrooms with the smallest currently being employed as a second office and the bathroom comprises bath with shower attachment, wc and wash hand basin. Alarmed with CCTV, solar panels generating hot water, a water harvester system and Virgin media points throughout, this family home has plenty to offer.



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Council Tax band: E

Tenure: Freehold

- Spacious detached property
- Four double bedrooms
- Open plan living room
- Snug/home office
- Low maintenance gardens
- Sought after location



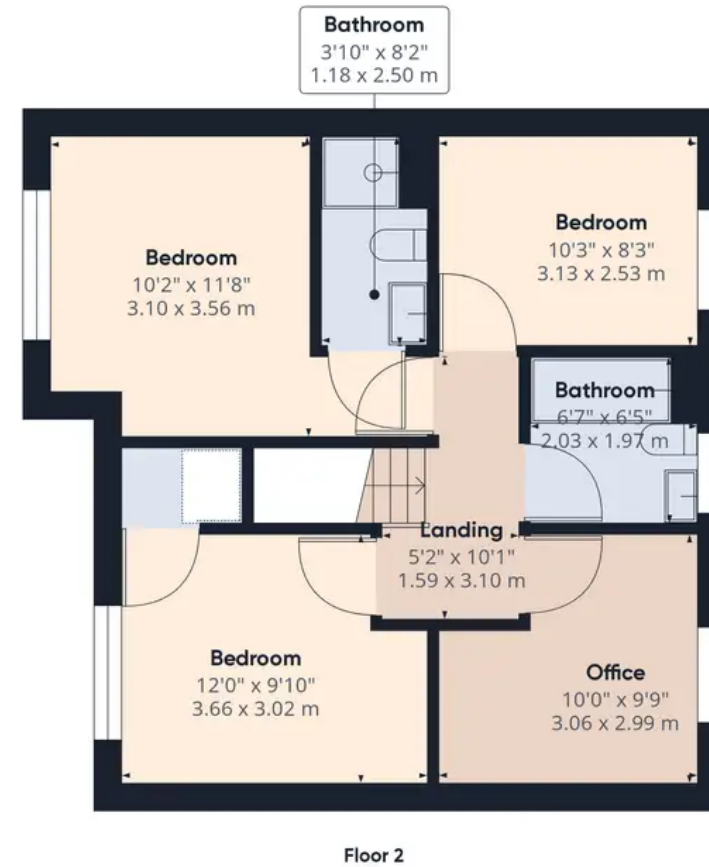
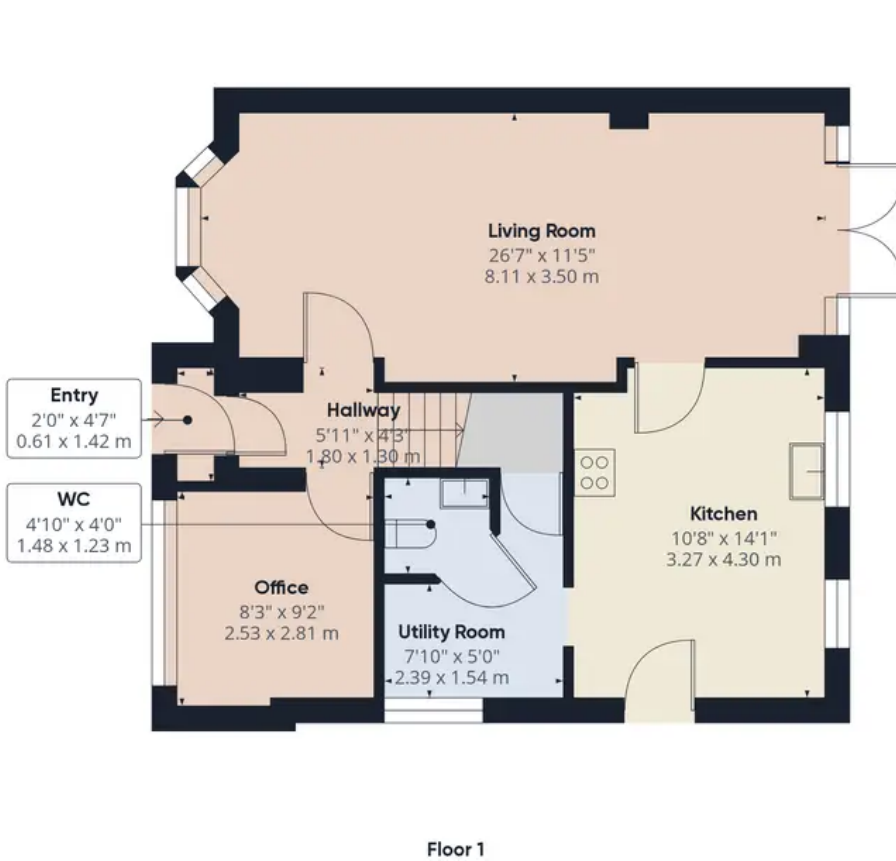
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Approximate total area<sup>(1)</sup>  
 1191.72 ft<sup>2</sup>  
 110.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.