



Duxbury Manor Way, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom detached property situated on the exclusive Duxbury Manor development in Chorley. This beautiful family home offers modern living throughout on a highly sought-after estate. It is situated just outside of Chorley town centre with its superb amenities such as supermarkets, restaurants, and schools on the doorstep. There are also excellent travel links such as the nearby Chorley train station with direct routes to Manchester and Preston and the M6 and M61 motorways.

Walking through the entrance hall, you are welcomed into a well-presented and open-plan lounge/dining room. Featuring a bay window to the front and patio doors leading to the garden, this space is ideal for entertaining. Just off the lounge/dining room is the modern fitted kitchen, complete with integrated appliances such as a dishwasher, fridge/freezer, and oven. The utility room is located just off offering additional convenience with access to the downstairs WC from here.

Ascending to the first floor, you'll find the landing leading to four bedrooms. The master bedroom benefits from a three-piece ensuite, adding a touch of luxury to your daily routine. Bedroom two also benefits from a large fitted wardrobe, offering versatility to the space. The rear bedrooms also offer versatility to be used as home studies or nurseries, catering to many different needs. Completing the first floor is a three-piece family bathroom, ensuring convenience for the whole family.

Externally, the property has a driveway with space for two cars leading up to the single garage, providing ample parking options. To the rear, a private and easily maintained garden awaits, featuring a unique circular artificial lawn with a patio area that wraps around, perfect for outdoor relaxation and enjoyment.















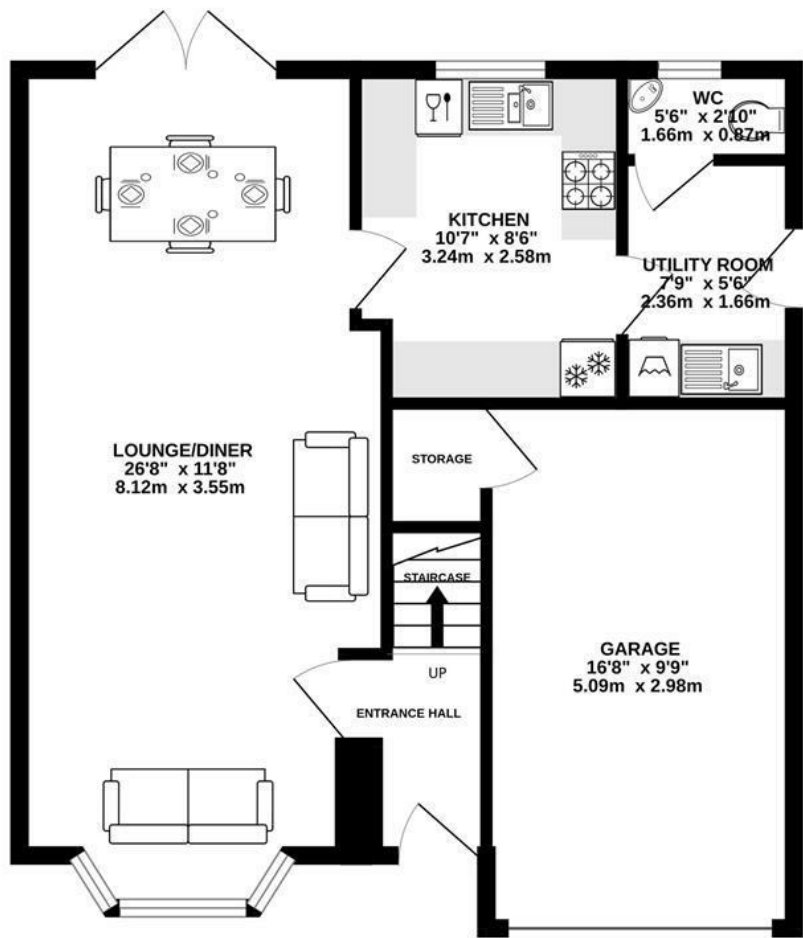




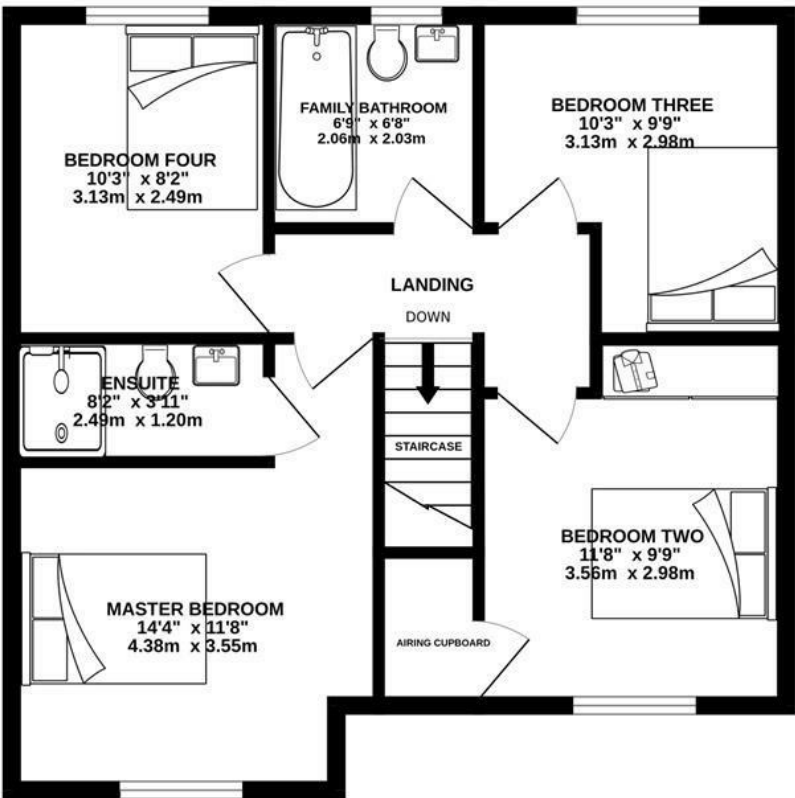


BEN ROSE

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.




TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	81	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

