



**SWITCH**  
ESTATE AGENTS



38 Dukes Park Drive, Chorley, PR7 3FA

**£189,950**

- Immaculate two double bedroom end-terrace
- Bright living room with doors to spacious conservatory
- Quiet cul-de-sac location
- Short distance to Chorley town centre
- Low-maintenance landscaped front garden
- Decorated to a high standard throughout
- Landscaped rear garden with flagged patio and lawn
- Multi-car driveway providing ample off-road parking
- Modern kitchen and contemporary bathroom
- Close to shops, schools, and local amenities



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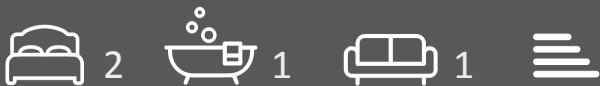
Nestled in a tranquil cul-de-sac on Dukes Park Drive, Chorley, this immaculate two double bedroom end-terrace house is a true gem. Built in 2016, the property spans 904 square feet and has been tastefully decorated to a high standard throughout, making it an ideal choice for first-time buyers, downsizers, or savvy investors.

As you enter, you are greeted by a bright and inviting living room that seamlessly connects to a spacious conservatory. This versatile space is perfect for entertaining or simply enjoying the view of the beautifully landscaped rear garden. The modern kitchen is equipped with contemporary fittings, while the family bathroom boasts a stylish finish, ensuring a fresh and comfortable living experience.

The outdoor area is equally impressive, featuring a well-maintained garden complete with a flagged patio and lawn, perfect for outdoor gatherings or quiet relaxation. A practical storage shed is also included, adding to the convenience of this lovely home. The front garden has been thoughtfully landscaped for low maintenance, complementing the multi-car driveway that provides ample off-road parking.

Upstairs, you will find two generously sized double bedrooms, each offering a peaceful retreat. The loft space is half boarded, providing additional storage options.

Located just a short distance from Chorley town centre, this property is close to a variety of shops, schools, and local amenities, enhancing its appeal. This superb home truly must be viewed to be fully appreciated. Contact Switch Estates today to arrange your viewing and discover the potential of this delightful property.



Council Tax Band: B







Directions

Viewings

Viewings by arrangement only. Call 07494057655 to make an appointment.

EPC Rating:

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