



## Duxbury Manor Way, Chorley

**Offers Over £369,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, four-bedroom detached family home, located within one of the most highly sought-after residential areas of Chorley, Lancashire. This attractive property offers generous and versatile living accommodation, ideal for growing families seeking space, comfort, and a desirable setting. The home sits conveniently close to a wide range of local amenities including reputable primary and secondary schools, supermarkets, leisure facilities, and parks such as Astley Park. Excellent transport links are close at hand, with Chorley and Buckshaw Parkway train stations providing direct routes to Preston, Manchester, and beyond, alongside strong bus links and easy access to the M61, M6, and M65 motorways—making this an ideal choice for commuters.

Upon entering the property, the welcoming reception hall provides immediate access to the staircase and leads into the spacious front lounge. This impressive open-plan lounge and dining area spans the full length of the home, enjoying a bay-fronted window that fills the space with natural light, while French doors to the rear open directly onto the garden—perfect for both everyday family living and entertaining. Flowing seamlessly from the dining area is the new sleek, modern kitchen, which features a stylish range of fitted units, integrated appliances including a new Bosch dishwasher, and a practical breakfast bar. The kitchen continues through to a convenient utility room, which offers additional storage and workspace and provides access to the downstairs WC and the integral garage.

The first floor hosts four well-proportioned bedrooms, offering flexibility for families, guests, or those working from home. The master bedroom benefits from a contemporary three-piece en-suite shower room, finished to a modern standard. Bedroom four is particularly versatile and includes extensive fitted wardrobe space, making it ideal as a child's bedroom, home office, or dressing room. Completing the accommodation is the family bathroom, which has been updated within the last year and boasts a stylish, modern design with quality fixtures and fittings.

Externally, the property continues to impress. To the front, a private driveway provides off-road parking for up to two vehicles and leads to the single integrated garage, with a neat front garden enhancing the home's kerb appeal. To the rear, the enclosed garden offers a high degree of privacy and features a beautiful patio seating area ideal for outdoor dining, a well-maintained lawn, and attractive three-tier raised flower beds that add colour and character. This is a superb family home in a prime Chorley location, offering space, style, and convenience in equal measure.























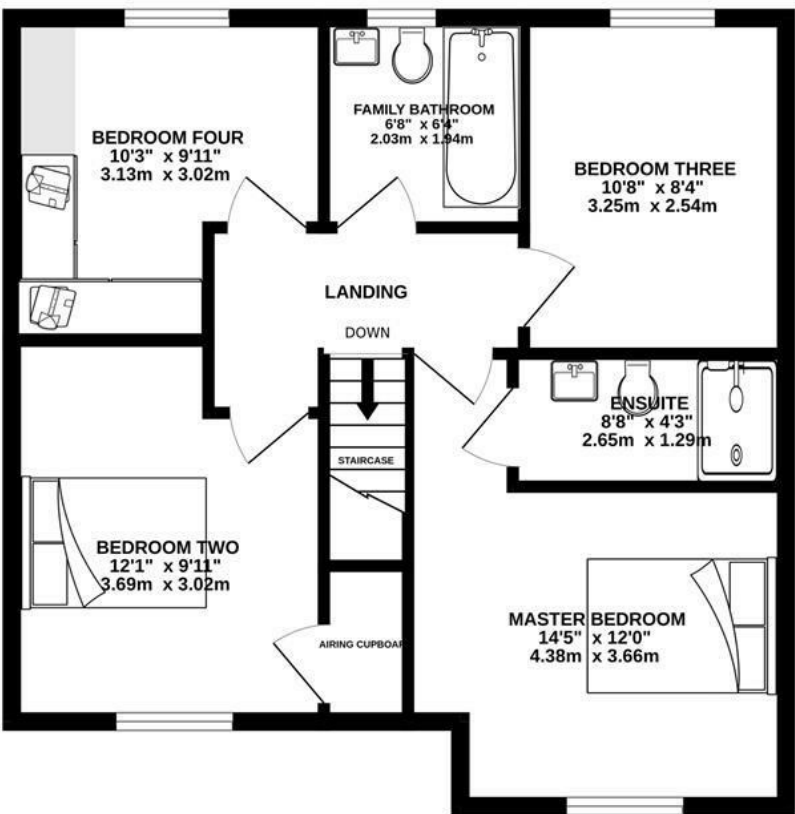
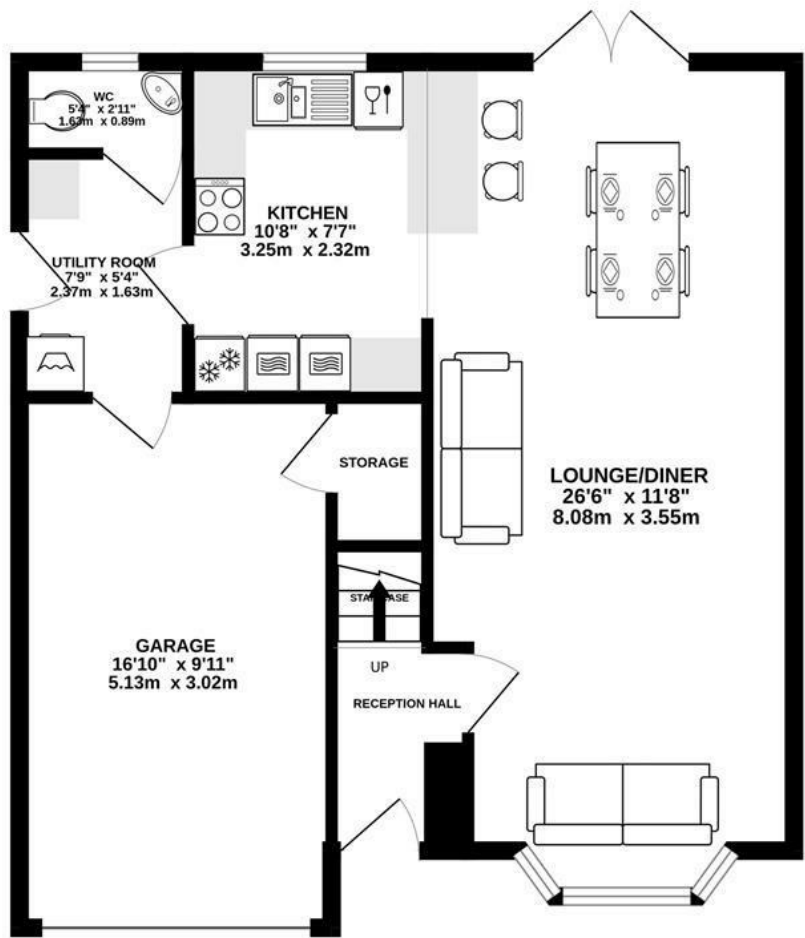




# BEN ROSE

GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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
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		
	79	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

