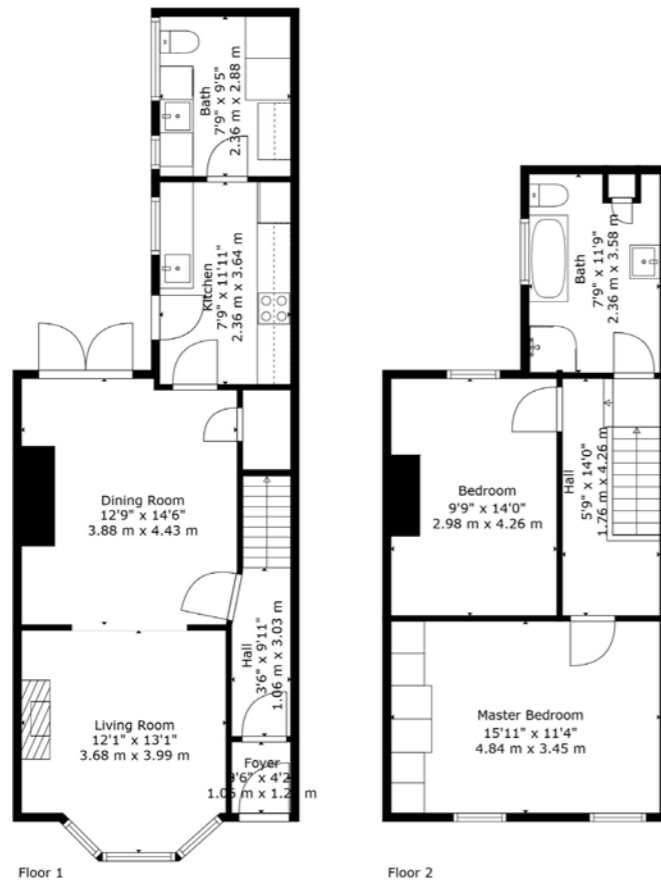




Chorley: 01257 241173
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Southport: 01704 778668
 arnoldandphillips.com



Floor 1
 Floor 2
TOTAL: 1090 sq. ft, 102 m2
 FLOOR 1: 589 sq. ft, 55 m2, FLOOR 2: 501 sq. ft, 47 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: A

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Situated just a short stroll away from Chorley town centre, this charming mid-terraced property which was totally refurbished in 2019, has a blend of period features and modern elements creating a truly unique and stylish living space.

Upon entering the property, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The lounge, located at the front, has a beautiful feature fireplace and is bathed in natural light thanks to the large bay window, lending an airy and inviting ambiance. Moving seamlessly from the lounge, you enter the dining room, where the character continues, with exposed brickwork and French doors with transom stained glass window. The kitchen showcases a contemporary design, with integrated appliances and a utility room with WC, fridge/freezer and plenty of storage.

Upstairs, comprises of two generously-sized bedrooms, with the master bedroom features built-in wardrobes and a built in remote controlled concealed TV unit. Immaculately finished, the family bathroom is equipped with period fixtures and fittings, with a freestanding claw foot bath creating a luxurious haven for relaxation.

Outside, the property boasts a low-maintenance rear garden, perfect for enjoying the outdoors or hosting gatherings. Additionally, a convenient storage shed provides extra space for belongings.

Devonshire Road benefits from its prime location, conveniently situated within walking distance of Chorley town centre. Here, you'll find an array of shops, restaurants, and leisure facilities to cater to your every need. Excellent transport links, including nearby motorway access to the M61 and M6, further enhance the property's appeal, providing effortless connectivity to major cities like Manchester and Preston.

This stunning home has undergone new plumbing, new central heating system and re-plastering throughout and a full re-wire of the kitchen and utility.

Combining the timeless allure of period features with the convenience and style of meticulous renovations, this mid-terraced property on Devonshire Road presents an opportunity to embrace contemporary living while enjoying the charms of Chorley's vibrant community.





KEY FEATURES

- Characterful Mid Terraced Home
- Two Good Sized Bedrooms
- Circa 1090 Square Feet
- Stunning Features
- Tastefully Decorated Lounge
- Stunning Dining Room
- Modern Kitchen
- Easy to Maintain Courtyard
- Close to Town Centre







