



Devonshire Road, Chorley

Offers Over £184,995

Ben Rose Estate Agents are pleased to present to market this lovely, three bedroom, end-terrace property in a much sought after part of Chorley. This would be an ideal home for a family or first time buyers, offering a generous space throughout. The property is within walking distance of Chorley town centre and its superb local schools, shops and amenities. There is also fantastic travel links via the nearby train station, bus routes and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that that leads into the main reception hall. From here, you'll enter into the spacious lounge that features a traditional fireplace and beautiful bay fronted window. The lounge is set in an open-plan layout with the rest of the ground floor featuring the open kitchen/dining room that maximises the spacious corner shape of the property. The kitchen benefits from both integrated and freestanding appliances, complimentary worktops and a breakfast bar that separates the dining room. This space also has enough room for a large family dining table and access to the under-stair storage.

Moving upstairs, you'll find three good sized bedrooms with the master benefitting from fitted wardrobes and drawers. Additionally on this floor, you'll find the surprisingly spacious four-piece family bathroom that benefits from a freestanding roll top bath and corner shower. The landing also offers access to the generously sized loft which has been boarded throughout.

Externally there is ample room for parking down the side street next to the property. To the rear is a flagged west facing yard which gets sun throughout the day and offers great seclusion and a shed space.



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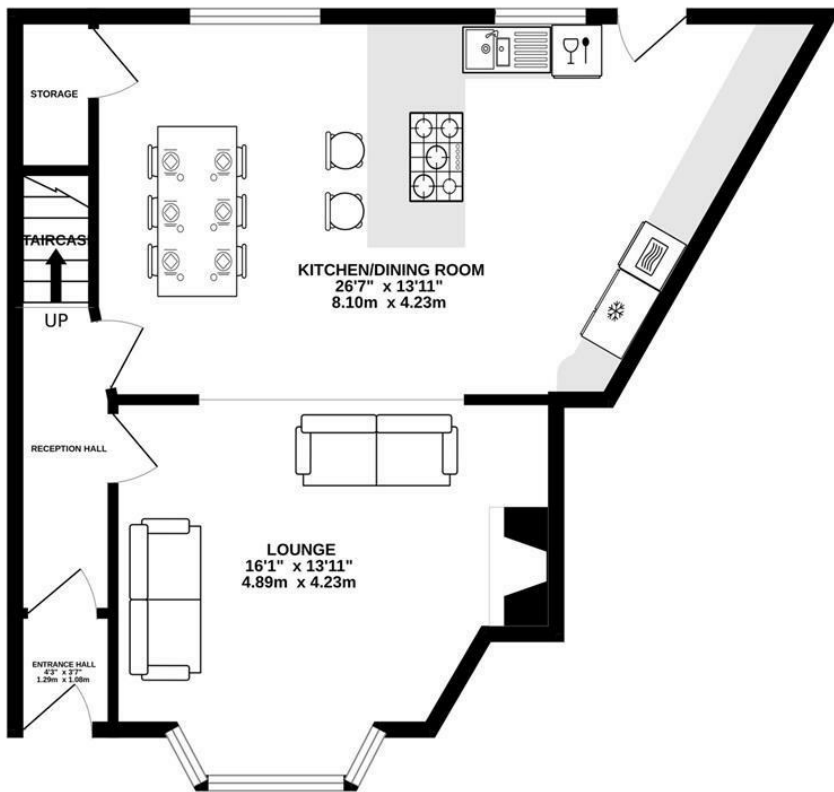




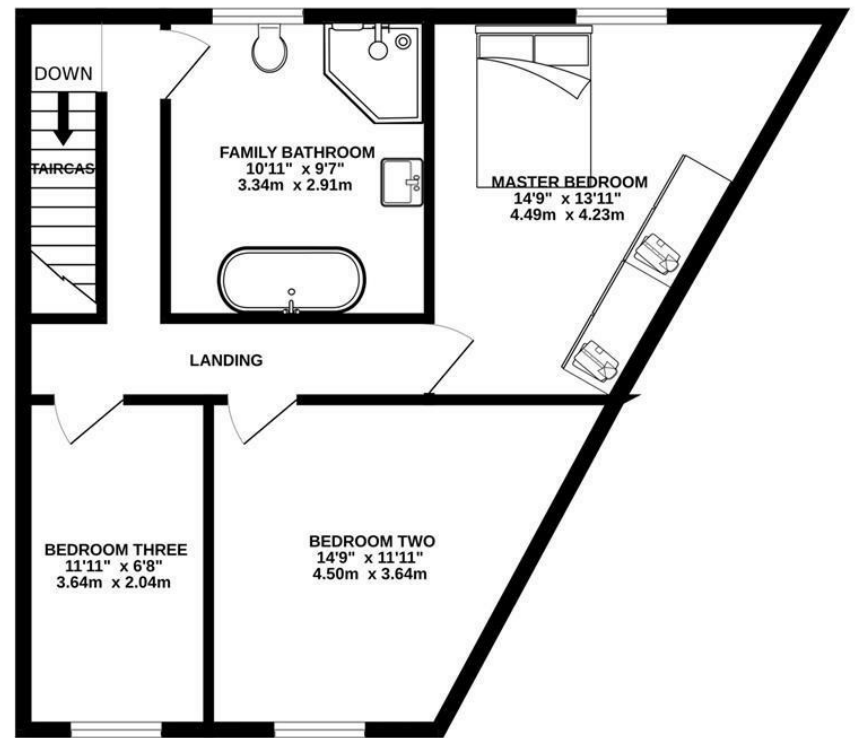




GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.

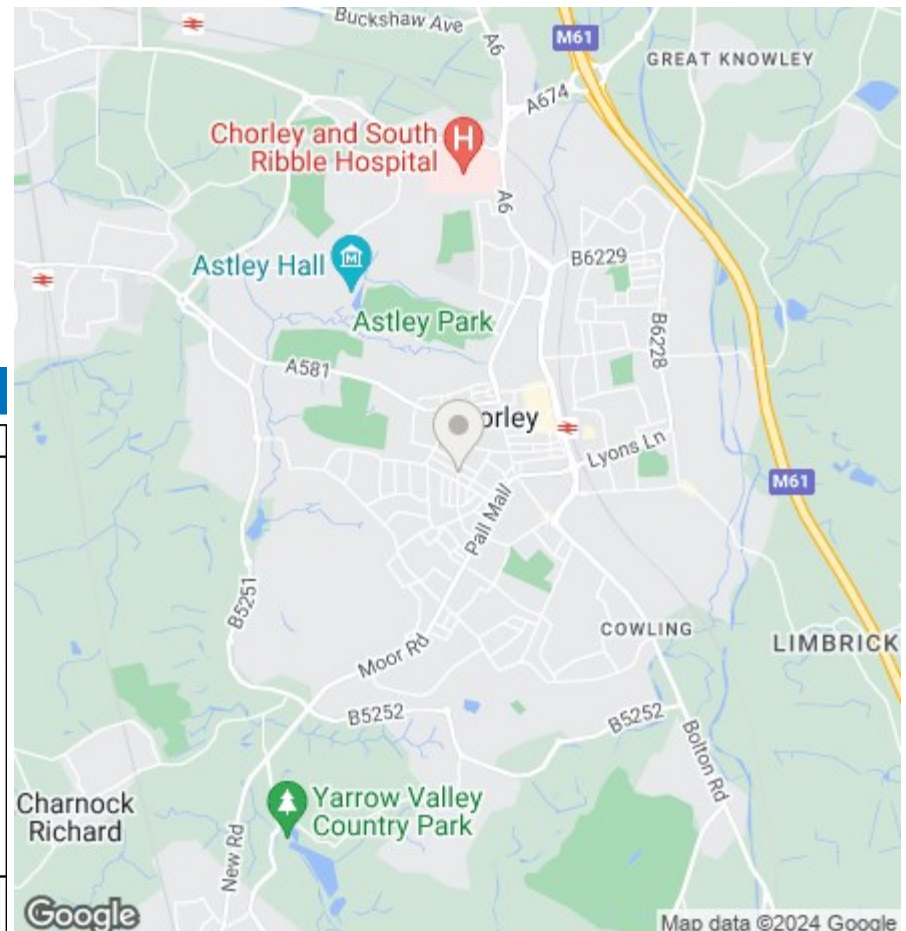


TOTAL FLOOR AREA : 1150 sq.ft. (106.9 sq.m.) approx.

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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Energy Efficiency Rating

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	72

Environmental Impact (CO₂) Rating

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	