



Devonshire Road, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this three bedroom mid terrace property conveniently located within walking distance of Chorley Town Centre. Ideally placed residents will enjoy easy access to superb local schools, shops, and amenities. The property also benefits from fantastic travel links via the nearby train station, bus routes, and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you step into the ground floor, you are greeted by a welcoming porch that leads into a spacious lounge. This bright and airy room boasts a bay window and a cosy fireplace, creating a warm and inviting atmosphere. From the lounge, you can access the generously sized dining room, perfect for large family gatherings. The dining room is set in an open-plan layout with the kitchen, featuring stairs and under-stair storage.

Located to the rear is the well-appointed kitchen offering an abundance of wall and base units, an integrated hob/oven, and a new roof fitted in September of last year. There is also convenient access to the rear yard from the kitchen.

Moving up to the first floor, you will find three well-proportioned bedrooms. The master bedroom is a spacious double, providing ample room for relaxation. The third bedroom is currently being utilised as a walk-in wardrobe, offering versatile space to suit your needs. Completing this floor and the interior of this home is the modern three-piece family bathroom including an over-the-bath rainfall shower.

Externally, the property offers on-road parking to the front. To the rear, there is a flagged yard with space for a small shed and outdoor seating, perfect for enjoying the warmer months. In summary, this delightful terrace home in Chorley is ideal for first-time buyers, offering comfortable living in a prime location with excellent amenities and transport links.







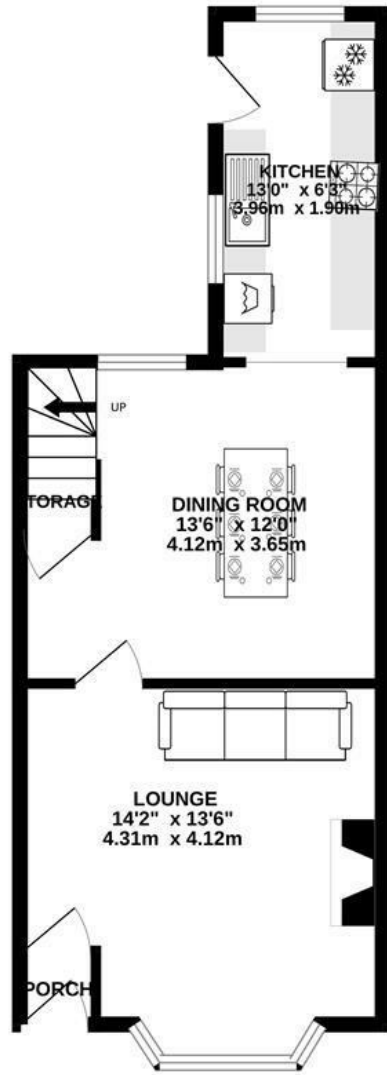




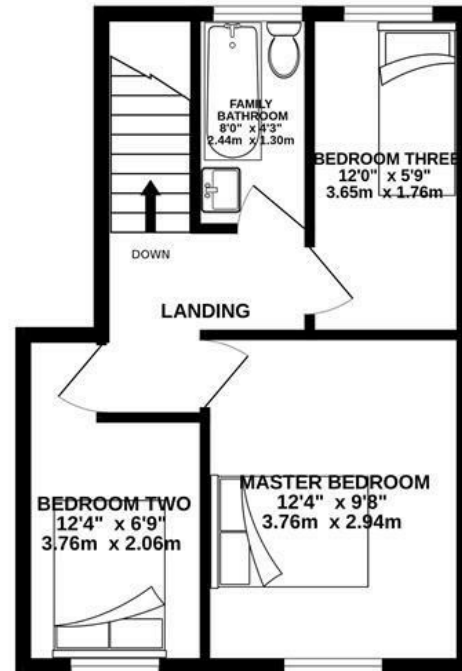


BEN ROSE

GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.

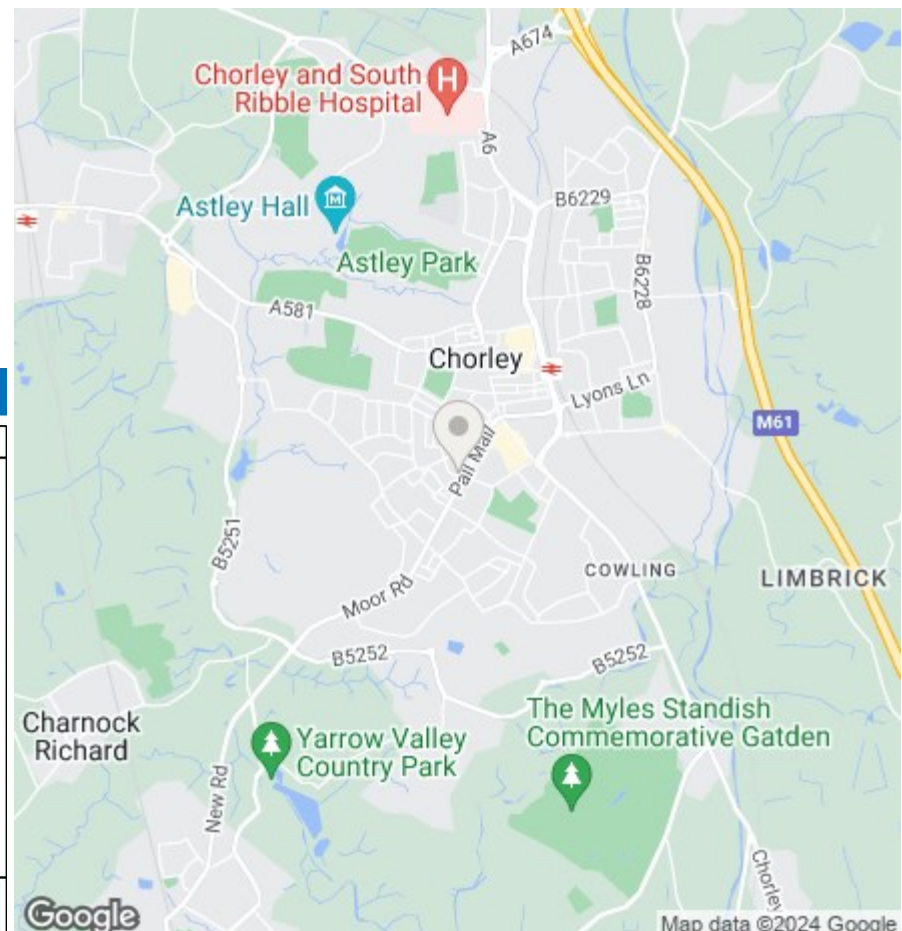


TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

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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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		
	63	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	