



Devonshire Road, Chorley

Offers Over £134,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, mid-terrace property situated in a sought-after area of Chorley. Ideal for first-time buyers, this lovely home is being offered with NO ONWARDS CHAIN and provides an excellent opportunity to put your own stamp on a blank canvas. Positioned within walking distance of Chorley town centre, the property enjoys easy access to a wealth of local shops, cafes, supermarkets, and well-regarded schools. Excellent travel links are close by, including Chorley train station offering direct routes to Manchester and Preston, as well as convenient access to the M6 and M61 motorways, making it perfect for commuters. Yarrow Valley Country Park and Astley Park are also just a short drive away, ideal for weekend strolls and family days out.

As you step through the front door, you're welcomed into a bright entrance hall that leads directly into the spacious front lounge. This inviting room features a large bay window that fills the space with natural light, while a charming fireplace acts as a focal point, creating a warm and homely atmosphere. Moving through to the rear of the home, you'll find a generous dining room with ample space for a large table and additional furniture, perfect for both everyday meals and entertaining guests. The staircase to the first floor is also accessed here. The kitchen sits at the back of the home and comes equipped with an integrated oven and dishwasher, along with plentiful worktop and storage space.

Upstairs, the first floor hosts two well-proportioned bedrooms, both of which benefit from fitted wardrobes that maximise storage and keep the rooms feeling spacious and tidy. The accommodation is completed by a three-piece shower room, comprising a shower cubicle, WC, and wash basin – all finished in a clean, neutral style.

Externally, the front of the home has on-road parking. To the rear, you'll find a low-maintenance yard that offers a private outdoor space to enjoy, with convenient ginnel access providing easy entry from the front. An outbuilding is also located here, offering handy storage for gardening tools or bicycles.

This lovely home offers a brilliant opportunity for first-time buyers to step onto the property ladder in a well-connected and popular part of Chorley.





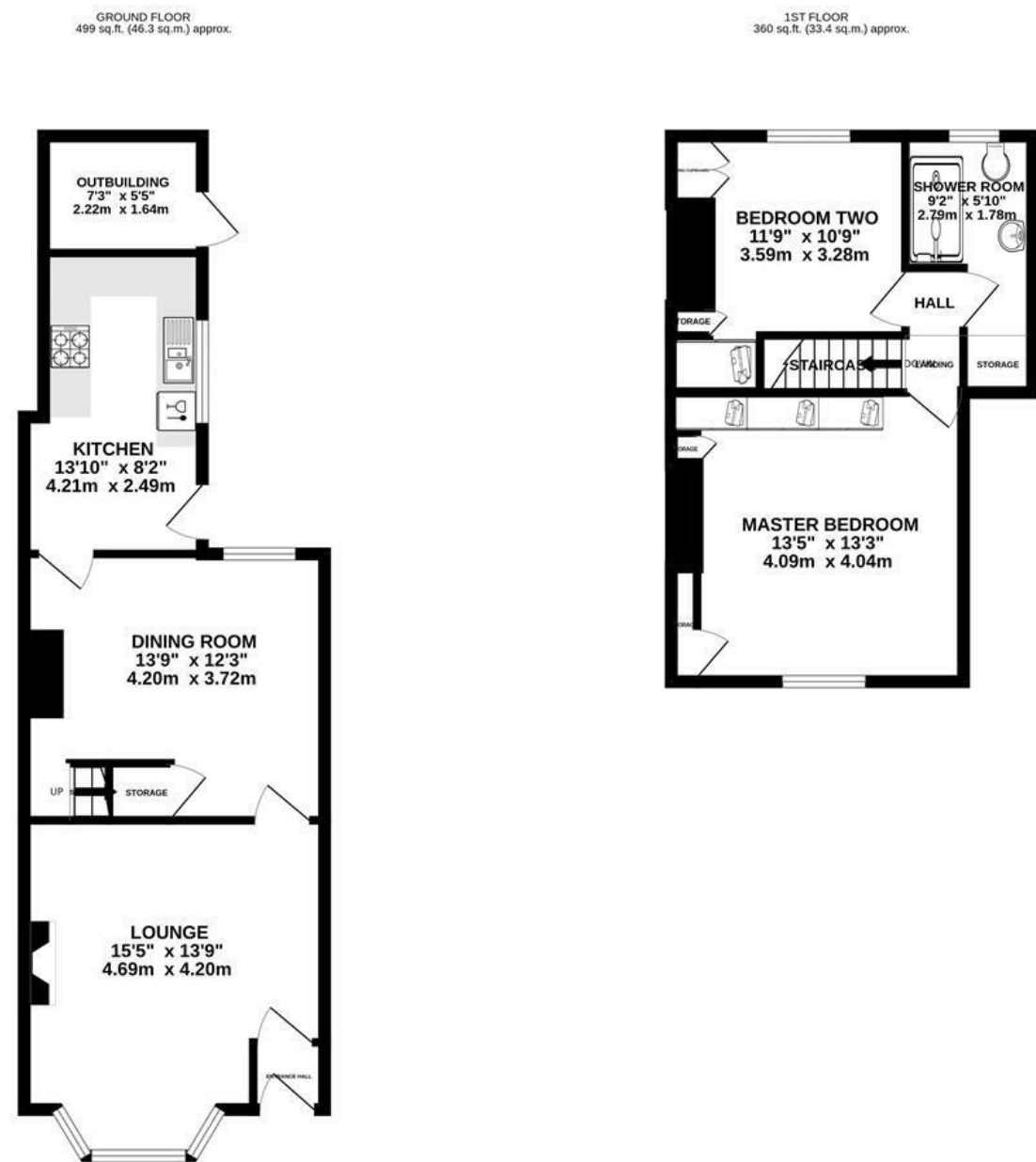








BEN ROSE



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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	73	86
(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

Environmental Impact (CO ₂) 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 