



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Fabulous Detached True Bungalow
- Within a Short Stroll of Town Centre
- Recently Refurbished Accommodation
- Open Plan Kitchen/Diner/Family Room
- Currently Utilised as Five Bedrooms
- Stylish Recently Updated Shower Room
- Low-Maintenance Gardens & Garage

DEVONSHIRE
ROAD, CHORLEY

O/O £310,000



Devonshire Road, Chorley



Devonshire Road, Chorley



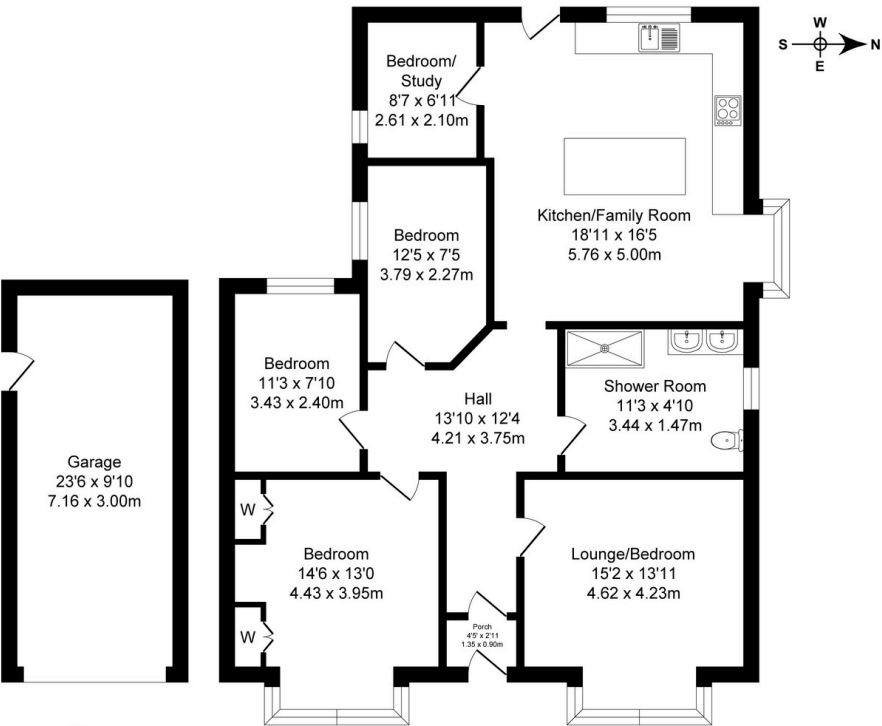
Devonshire Road, Chorley



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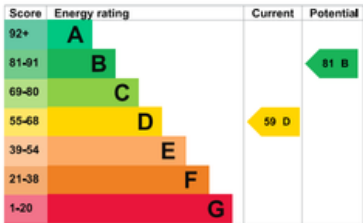
Total Approx. Floor Area 1444 Sq.ft. (134.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 230 Sq.Ft (21.4 Sq.M.)

Approx. Floor Area 1214 Sq.Ft (112.8 Sq.M.)



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True bungalows are so often in strong demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate strong interest in this delightful detached example, its characterful exterior brimming with charm and belying a home of impressive proportions which will be sure to offer broad appeal to a wide demographic, whether it be those looking for a generously-proportioned home in which to raise their little ones or perhaps those whose youngsters have flown the nest and whom are now looking for a more low maintenance home on one level, without compromising on the space to which they have grown accustomed. Whatever the motivation for one's search, this property will not disappoint, having been finished to a really lovely standard throughout and leaving a new owner with the simplest of tasks - the moving in of their belongings.

Occupying an attractive corner position, the property is situated in the most convenient of locations, being within a short stroll of the bustling town centre of Chorley, with its diverse range of high street and independent shops, eclectic bars and eateries, not to mention its popular market, which will be sure to score very highly indeed with those without their own transportation. Superb public transport links are close at hand via the bus and rail interchange, with the M61 also accessible in mere minutes at junction eight, ensuring a prompt commute for those who require access to surrounding commercial centres, such as Preston, Bolton and Manchester. The youngest members of the family are well catered for, with excellent schooling at all levels within walking distance and, at the end of a busy day, the family can enjoy those long summer evenings together, savouring a relaxing stroll with the dogs around Astley Park, a popular local beauty spot which also hosts frequent events.

Internally, the accommodation extends to in excess of a generous 1,440 square feet in total, with a wonderfully flexible floorplan which can afford up to five bedrooms. Such is the nature of the property, the opportunity exists for reception rooms and bedrooms to be interchangeable, as required, therefore providing a rather unique prospect for those looking for a home which can grow and adapt with one's family.

Our clients have thoughtfully enhanced this home under their ownership, reconfiguring the original layout and modernising the living spaces whilst retaining the wonderful feeling of tradition, to include the installation of a new kitchen and shower room, as well as an upgrade of the boiler: entering via the entrance porch and into the reception hallway, where one will be delighted by the character immediately on display, from the panelled walls to the stunning stained and leaded glazed doorway, this is an entrance to impress. The 15' main lounge is currently utilised as a bedroom and boasts a fabulous bay window to the front elevation, affording a great deal of natural light. We are certain, however, that any prospective owners would spend the majority of their time within the superb 18' open plan kitchen/diner/family room, which has been cleverly created by our clients and now provides a wonderfully sociable environment which is the epitome of modern-day living, whether it be a hub of the home in which the family can gather together or the perfect space for entertaining. The kitchen is fitted with a range of wall and base units in matt grey with contrasting marble-effect, laminated work surfaces, incorporating a useful breakfast bar and a host of integrated appliances, including a Ferre stove, fridge/freezer and dishwasher. An off-lying study, currently utilised as a bedroom, will be ideal for those who require some space in which to work from home or could offer utility room potential, if desired.

The 14' primary bedroom is located to the front of the property and, like the lounge, enjoys a delightful bay window, as well as a range of built-in wardrobes. A further two good-sized bedrooms are also available, with the accommodation completed by the newly installed family shower room, which is fully tiled and fitted with a four-piece suite in classic white, comprising of WC, twin vanity wash hand basins and over-sized walk-in shower cubicle with multi-jet electric shower.

Externally, the corner plot affords wrap-around low-maintenance spaces which envelope the property, being laid to paving and providing a blank canvas on which to site one's colourful pots and planters, with the enclosed rear offering that essential private area for al-fresco dining or perhaps an impromptu barbeque when the weather allows. Plenty of off-road parking is provided, with a double-width driveway to the side, which also gives access to the 23' detached single garage.

We would highly recommend an early inspection of this flexible home to avoid disappointment.



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