



Devonshire Road, Chorley

Offers Over £99,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace home, located in a convenient and well-connected area of Chorley, Lancashire. This charming property offers an excellent opportunity for first-time buyers, couples, or small families seeking a home they can modernise and truly make their own. Ideally situated within walking distance of Chorley town centre, residents will benefit from a wide range of local amenities including shops, supermarkets, restaurants, pubs, and reputable schools. Chorley also offers superb transport links, with rail services to Preston and Manchester, excellent bus connections to Preston, Blackburn and Wigan, and easy access to the M6 and M61 motorways, making it ideal for commuters. The nearby towns of Leyland and Preston, along with the scenic Astley Park, provide additional leisure and shopping opportunities.

Stepping inside, the home opens with a small entrance porch that leads into the front lounge, a bright and welcoming room featuring a large bay window that floods the space with natural light. The lounge connects to a spacious dining room via double doors, offering a great layout for family gatherings or entertaining guests. To the rear, you'll find a modern fitted kitchen complete with contemporary cabinetry and work surfaces, providing a practical space for everyday cooking. A door from the kitchen leads directly out to the rear yard, offering convenience for outdoor dining or storage. Additionally, a stair lift has been fitted, enhancing accessibility within the home.

To the first floor, there are three well-proportioned bedrooms. The master bedroom and second bedroom are both doubles, offering comfortable sleeping arrangements, while the third bedroom would make an ideal single room, nursery, or home office. Completing the upper floor is a three-piece family shower room, providing a functional space with potential for updating to suit modern tastes.

Externally, the property offers on-street parking to the front, while to the rear lies a private walled yard that features a seating area, perfect for relaxing in the warmer months. Although the outdoor space would benefit from some TLC, it presents a blank canvas for those wishing to add their personal touch.

In summary, this well-located mid-terrace home represents a fantastic investment opportunity for those seeking a property close to Chorley's amenities and transport links, with the scope to modernise and create a comfortable family home.







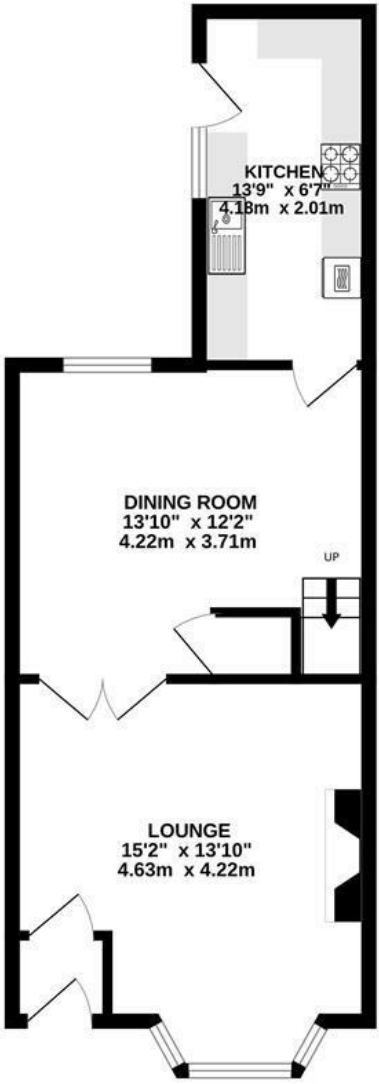




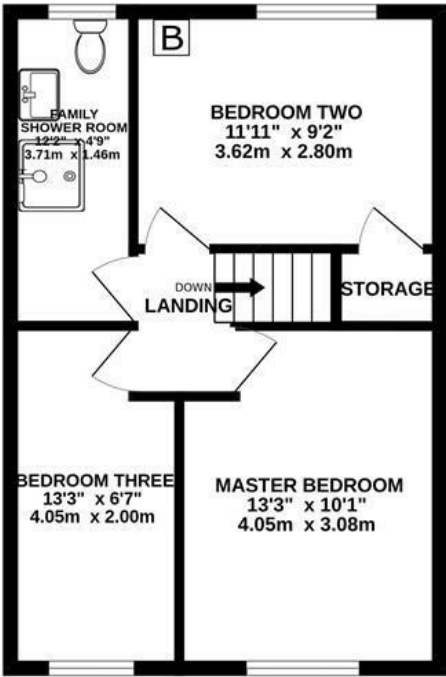


BEN ROSE

GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.




1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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		
	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		
	72	78
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 