



Devonshire Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terrace home, located in a convenient and well-connected area of Chorley, Lancashire. Offered with no onward chain, the property is perfect for first-time buyers, couples, or small families, and is ideally situated within walking distance of Chorley town centre and 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.

Stepping into the property via the entrance porch, you are welcomed into the main hallway, where a staircase leads to the upper level. To the left, you will find a spacious dining room featuring a central fireplace and ample space for a large family dining table. This room flows seamlessly into the front lounge through sliding double doors. The lounge boasts a charming log burner and a beautiful bay window overlooking the front aspect.

Returning through the dining room, you enter the bright kitchen, which offers ample storage and space for freestanding appliances, along with a single door leading out to the rear garden.

Moving upstairs, the property offers two well-proportioned double bedrooms. The master bedroom is particularly spacious and is currently partitioned into two separate areas, making it ideal for use as a bedroom with a dressing room or a separate play area. It can easily be reverted back to a single, larger room if preferred. Completing this level is a spacious four-piece family bathroom.

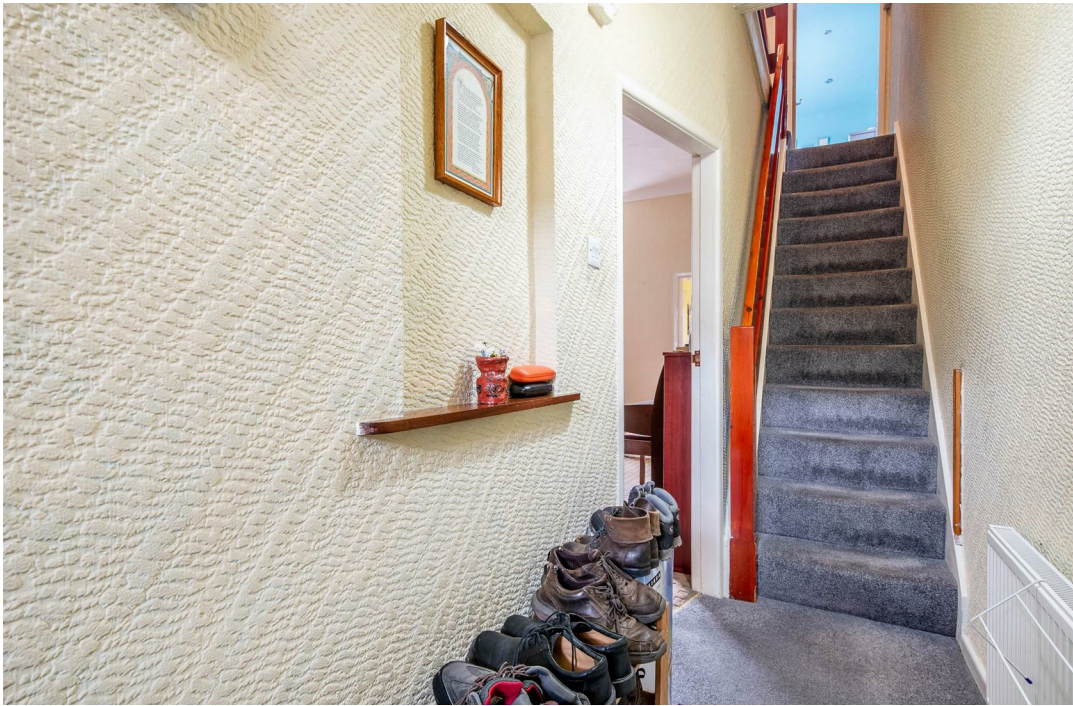
The home also benefits from a boarded loft with lighting and convenient pull-down ladder access, providing excellent additional storage.

Externally, there is ample on-street parking to the front, along with a gated garden entrance. To the rear, you will find a good-sized, low-maintenance yard, complete with a useful storage shed.

Early viewing is highly recommended to avoid potential disappointment.







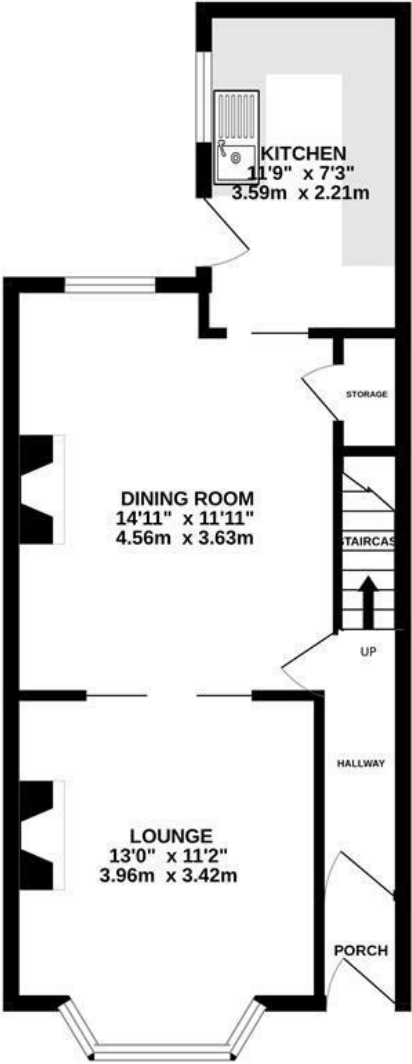




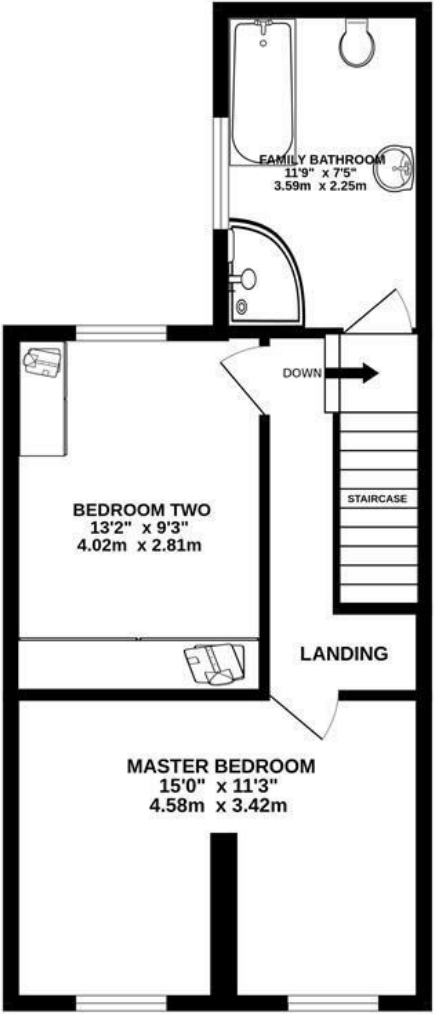


BEN ROSE

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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		

