



Devonshire Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, three bedroom, mid-terrace home situated on the highly sought after Devonshire Rd. The property is in need of some modernisation but would be an ideal home for a first time buyer looking to get onto the property ladder. Situated within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) the property benefits from good local schools, supermarkets and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall offering access to the majority of ground floor rooms. The spacious lounge is located towards the front of the home and features a traditional fireplace as well as a bay fronted window. Continuing through, the dining room is large enough to accommodate a family dining table or could even be used as a family room. It is here you can find access to the generous under stair storage and kitchen. The kitchen features an abundance of wall and base units with room for freestanding appliances to be fitted along with external access to the rear yard.

Moving upstairs, you'll find three bedrooms with the master comprising of fitted wardrobes. You'll also find the large three piece family bathroom on this floor with a stand alone corner shower. This delightful space offers the potential for a freestanding bath to be added.

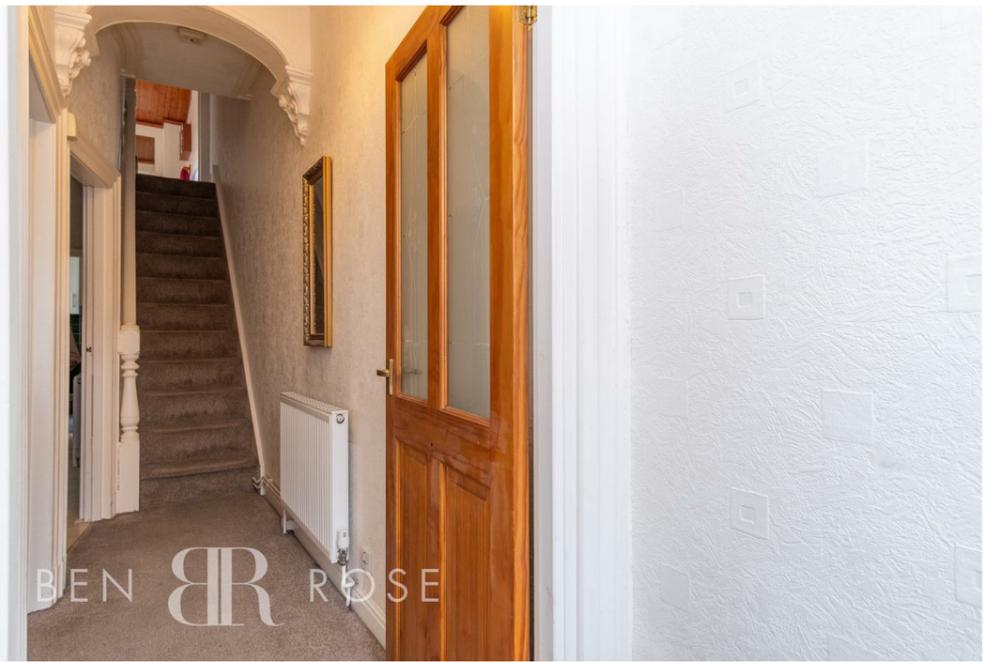
Externally, to the front of the property is space for on road parking. To the rear is an easy to maintain yard, lined with raised planters and patio area.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.









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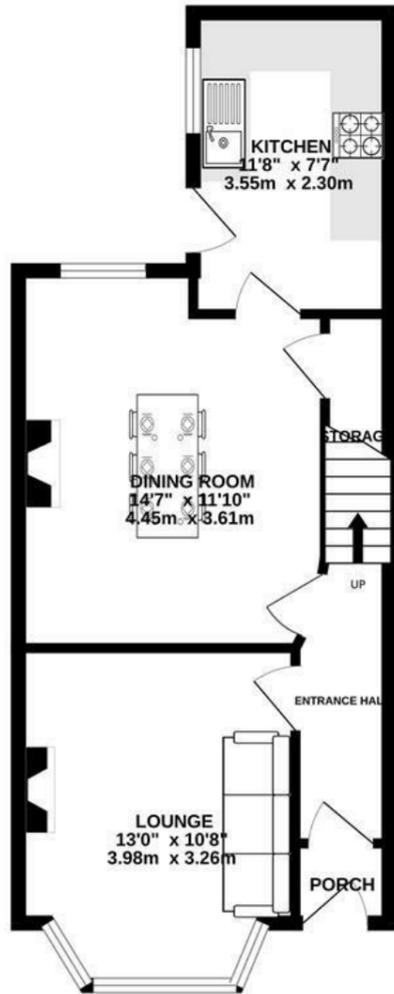


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GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 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 is given 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		
(81-91) B		83
(69-80) C	67	
(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 (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	

