BEN ROSE



Devonshire Road, Chorley **Offers Over £109,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, conveniently located within walking distance of Chorley town centre. Ideal for first-time buyers, the property is conveniently positioned within easy reach of superb local schools, shops, and amenities. The home also benefits from fantastic travel links via the nearby train station, local bus routes, and the M6 and M61 motorways.

Stepping into the property, you are greeted by a welcoming entrance porch leading into the spacious lounge. This bright and airy room boasts a bay window and central fireplace, with access through to the generously sized kitchen/diner at the rear. The kitchen offers ample storage, alongside an integrated oven and hob, as well as plenty of space for a large family dining table. A single door leads through to the rear porch, providing access to the garden.

Moving upstairs, you will find three well-proportioned bedrooms, alongside a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, the property benefits from on-street parking to the front. To the rear is a flagged yard with a convenient storage shed, providing a low-maintenance outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.



































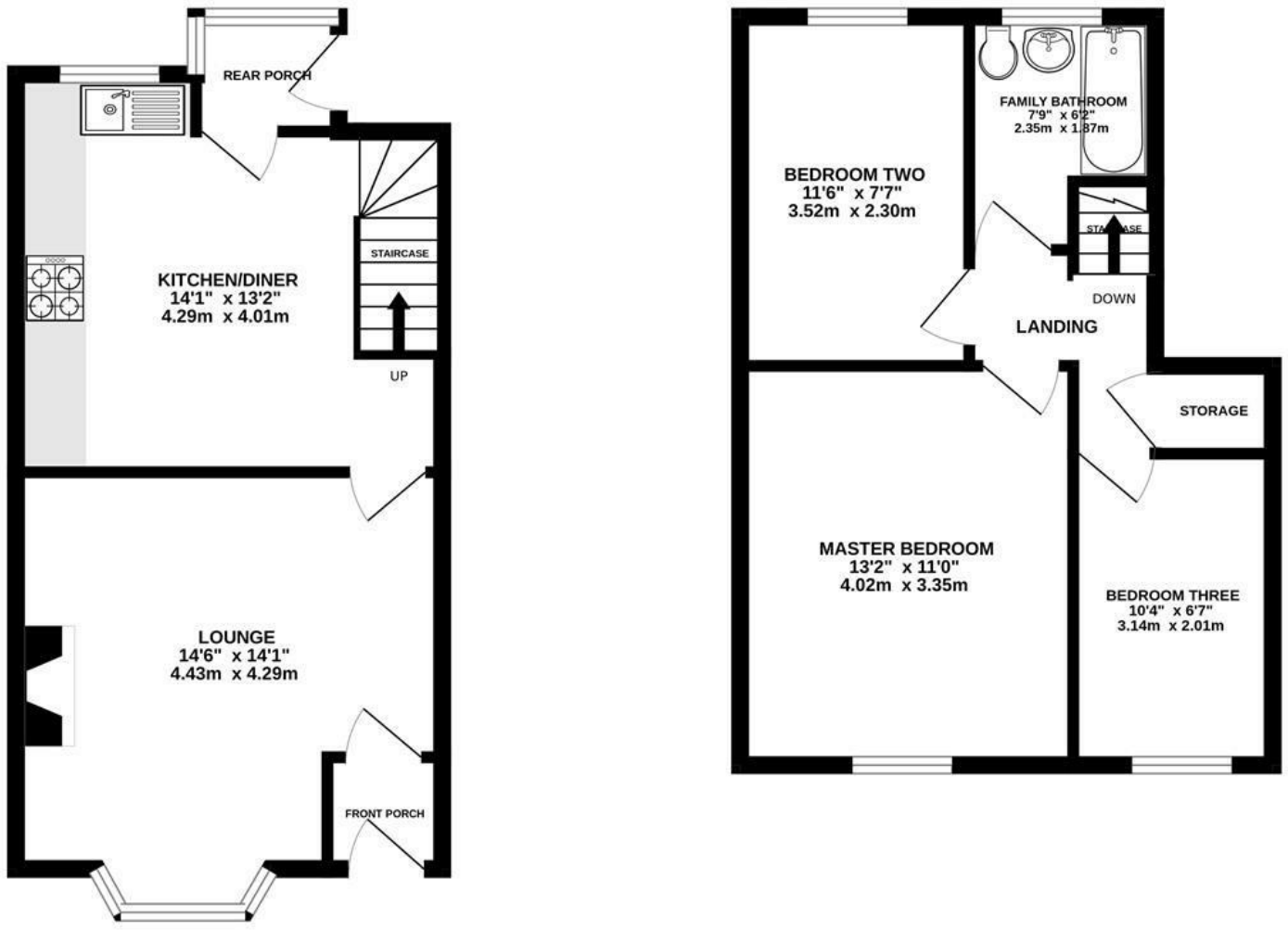


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GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

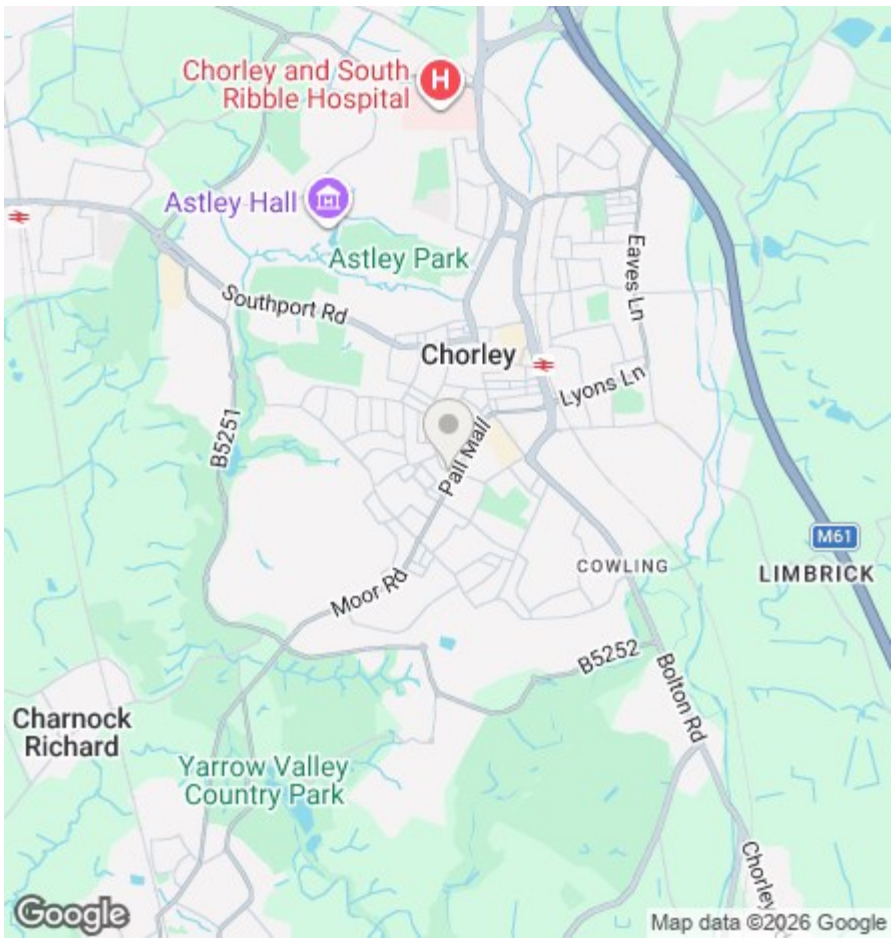
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

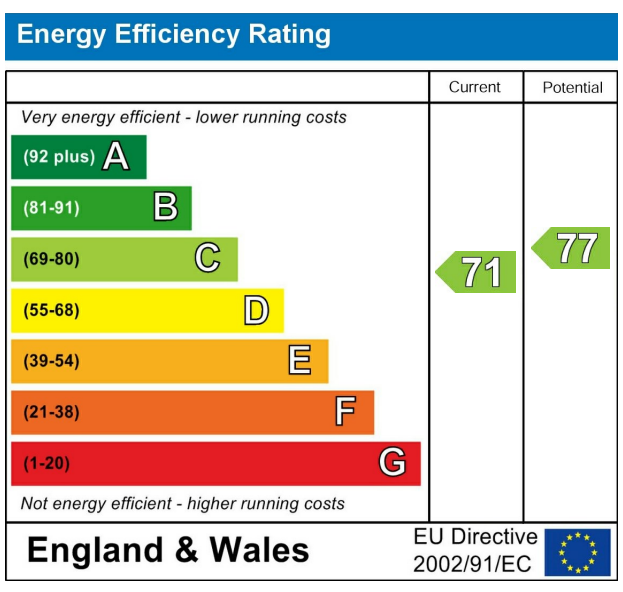


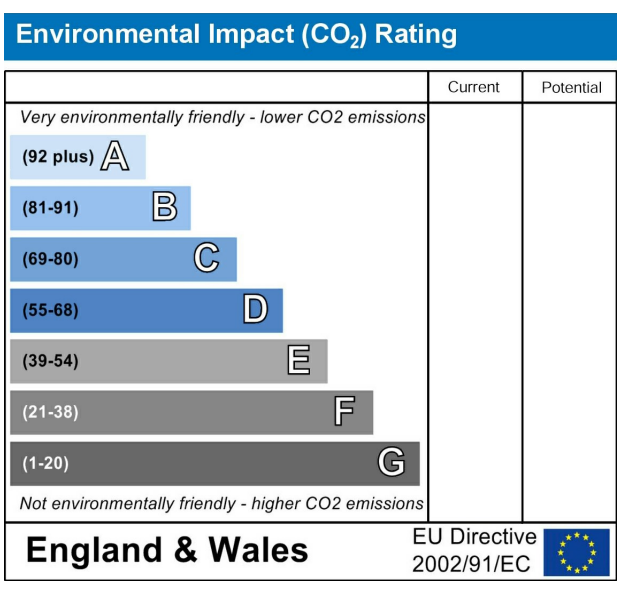
TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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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