



## Devonport Way, Chorley

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home, ideally situated in the desirable area of Chorley, Lancashire. Recently refreshed with neutral décor and new carpets throughout, this property is perfect for first-time buyers seeking a move-in-ready home in a well-connected location. The home benefits from excellent transport links, with nearby train stations and regular bus routes, along with easy access to the M6 and M61 motorways—making commuting to surrounding towns and cities simple and efficient. Chorley town centre is just a short distance away, offering a wide range of amenities, shops, and local eateries.

Stepping into the property, you are welcomed by a bright entrance hallway, with a staircase leading to the upper level directly ahead. On the right, you'll find the spacious lounge, featuring a large window that overlooks the front aspect. This room is spacious enough to be utilized as a lounge/diner, depending on your needs. Moving back through the hallway, you'll discover the kitchen. The contemporary fitted kitchen includes an integrated oven and hob, with additional space for freestanding appliances. A single door leads out to the garden.

Upstairs, you'll find three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. Additional storage is available on the landing, and a two-piece family bathroom, complete with a separate WC, completes this level.

Externally, at the front of the property, there is a spacious enclosed garden with a path leading to the front door. Plenty of on-street parking is available. At the rear, a good sized garden features a stone and flagged patio. While currently overgrown, it presents excellent potential to be transformed into a versatile outdoor space.

Early viewing is highly recommended to avoid disappointment.





















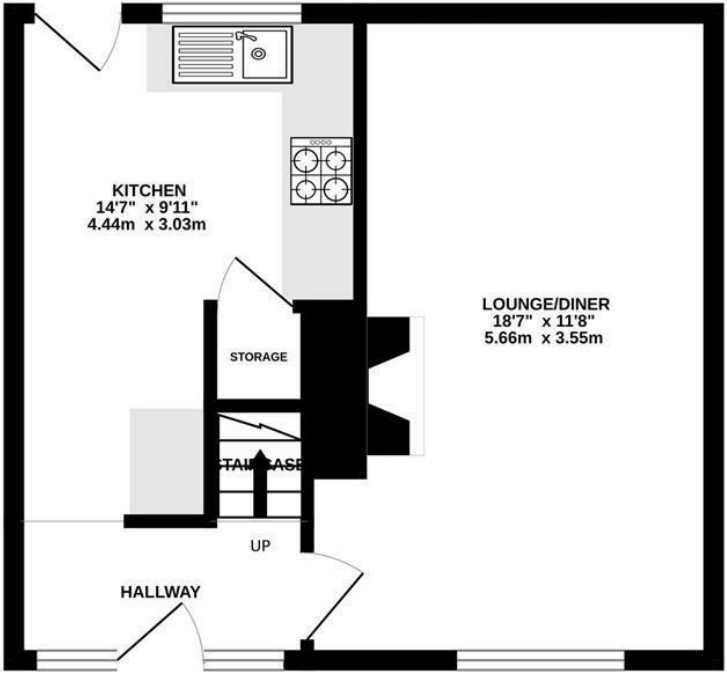




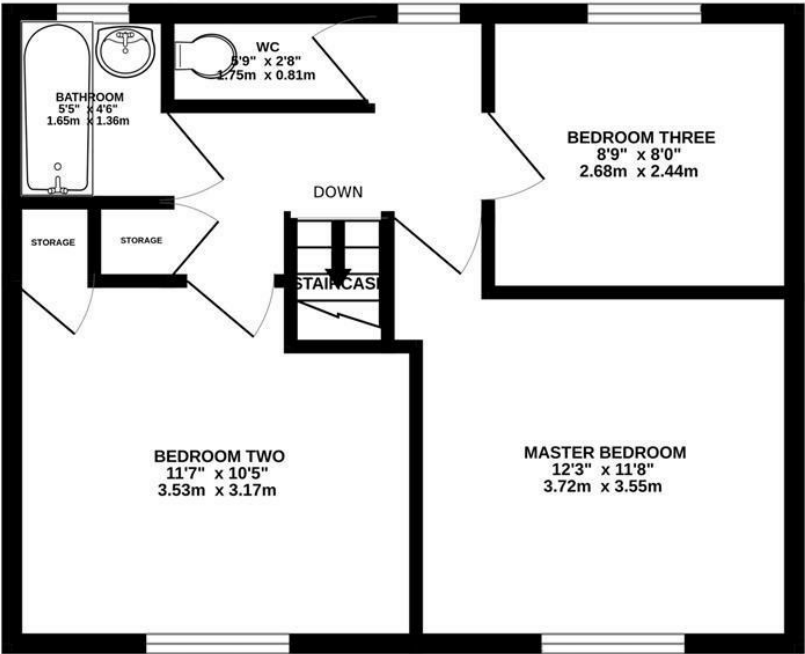


# BEN ROSE

GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	64	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

