BEN ROSE



Lodge Bank, Brinscall, Chorley

Offers Over £489,995

Ben Rose Estate Agents are pleased to present to market this impressive detached bungalow, ideally positioned within a highly sought-after semi-rural location in Brinscall, Lancashire. Set back from the road and surrounded by beautiful countryside, this well-presented home offers an enviable combination of spacious accommodation, modern living and tranquil surroundings. The property has been replastered and rewired throughout and further benefits from solar panels, installed at a cost of £10,000, together with an EV charging point. Brinscall provides a wonderful setting for those looking to enjoy village life and countryside walks whilst remaining within easy reach of everyday amenities. Nearby Darwen offers a wide range of shops, bars, restaurants, pubs and schools, whilst Blackburn is also readily accessible. Excellent transport links are available via the M65 and M61, providing convenient connections towards Preston, Manchester and beyond.

Stepping through the entrance porch, you are welcomed into a central hallway providing access to all of the principal rooms. The impressive open-plan living, dining and kitchen area forms the heart of the home, with a spacious lounge enjoying a large window framing attractive countryside views. A wood-burning log burner creates a warm and inviting focal point, complemented by a modern wall-mounted TV shelf and matching shelving. Towards the rear, the dining area flows naturally into the contemporary fitted kitchen, which overlooks the garden and is equipped with an integral induction hob, oven, fridge freezer and washing machine. Completing the accommodation is a generous master bedroom positioned to the front, a further double bedroom to the side, a third double bedroom overlooking the rear and a stylish modern three-piece shower room.

Externally, the property continues to impress, with a generous front garden framed by mature plants, trees and shrubs, alongside a driveway providing parking for two cars and access to the garage. Steps lead from the side of the garage to a front patio, where the elevated position provides fantastic countryside views. The garage door will be replaced prior to the sale, ensuring the property is presented to its full potential. To the rear is a truly substantial garden, featuring a paved patio seating area, lawn and beautifully established planting. Steps lead up to a further large lawn, opening onto panoramic countryside views, with a shed and small summerhouse adding versatility. A rear entrance provides access to the large garage and workshop. Combining generous accommodation, modern improvements, extensive gardens and a peaceful countryside setting, this superb bungalow represents an excellent opportunity for couples and those looking to downsize without compromising on space or lifestyle.



















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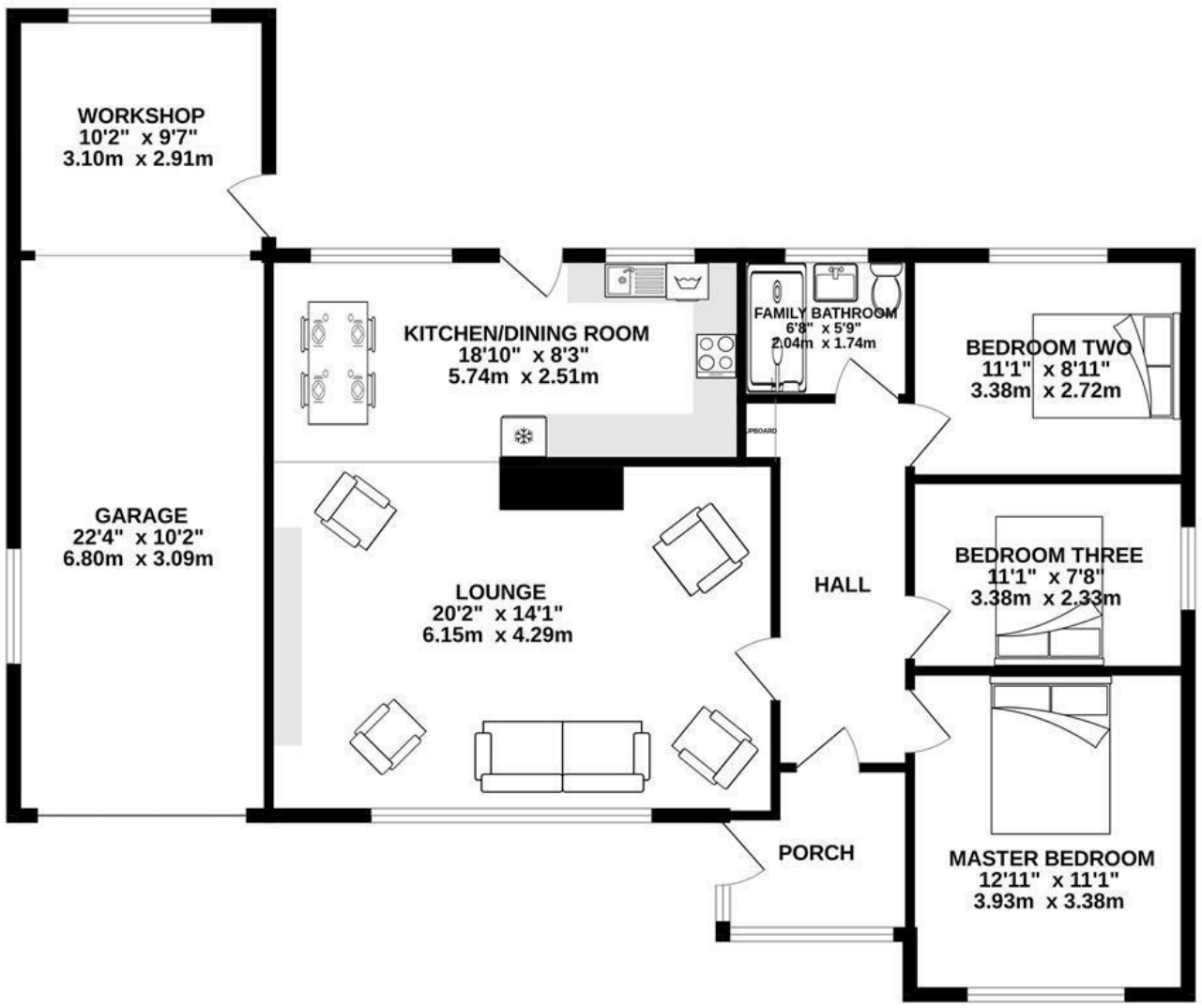




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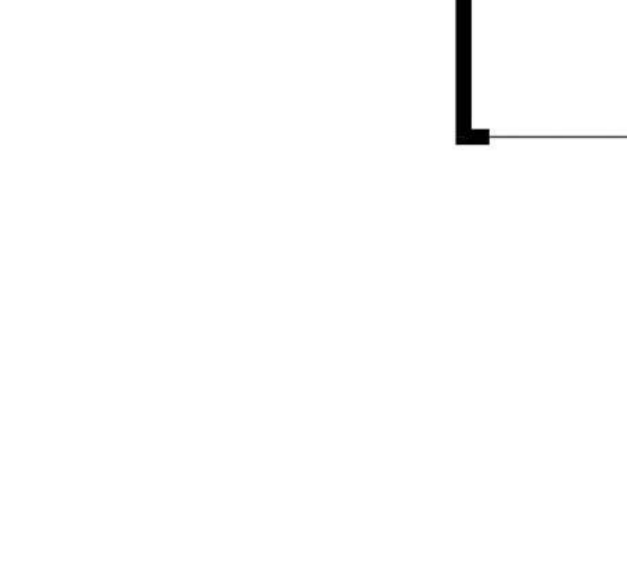
GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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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.





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