



Heather Lea Drive, Brinscall, Chorley

Offers Over £319,995

Reduced for Quick Sale Ben Rose Estate Agents are pleased to present to market this lovely, two/three bedroom bungalow situated towards the end of a quiet cul-de-sac in the picturesque village of Brinscall. The home has been well maintained and is being presented with NO ONWARDS CHAIN for added peace of mind. Enjoy stunning countryside views to the rear, versatile living arrangements, and local shops and amenities within walking distance. Excellent travel links via local bus routes connect you to nearby towns, and the M6, M61, and M65 motorways are conveniently nearby.

Upon entering the bungalow, you'll be welcomed into the entrance hall that leads into the main hallway, from which most rooms can be accessed. The spacious lounge/diner offers views overlooking the nearby valley to the rear, with the dining area flexible enough to fit a dining table or serve as an extra sitting area. The kitchen is accessible from both the lounge and the hallway, providing a practical layout for daily living. The delightful separate dining room features dual aspect windows and through access to the conservatory, where you can enjoy stunning views of the garden and valley. Additionally, there's a study room (with potential for a 4th bedroom) with access to the integrated garage.

The master bedroom, once 2 double bedrooms, offers a luxury space with fitted wardrobes. Its versatility allows the conversion back to 2 bedrooms with the retention of both original doors. The rear double bedroom offers stunning views across Railway Park, woodlands and the Moors beyond. A three-piece family bathroom with an over- the-top shower and an adjacent cloak room completes the interior layout.

To the front of the property, two driveways lead up to two separate garages, one integrated positioned on either side of the home. The rear of the property boasts a beautiful, secluded garden with a seating area that takes full advantage of the scenic rear views. The garden also features a well-kept lawn and includes a new modern greenhouse, creating a perfect outdoor retreat.

This property benefits from reduced energy bills and an average £2000 per annum cash return from the installation of South facing Solar Panels.

This charming bungalow, with its versatile living spaces and idyllic location, offers a wonderful opportunity to enjoy peaceful village living with modern conveniences close at hand.

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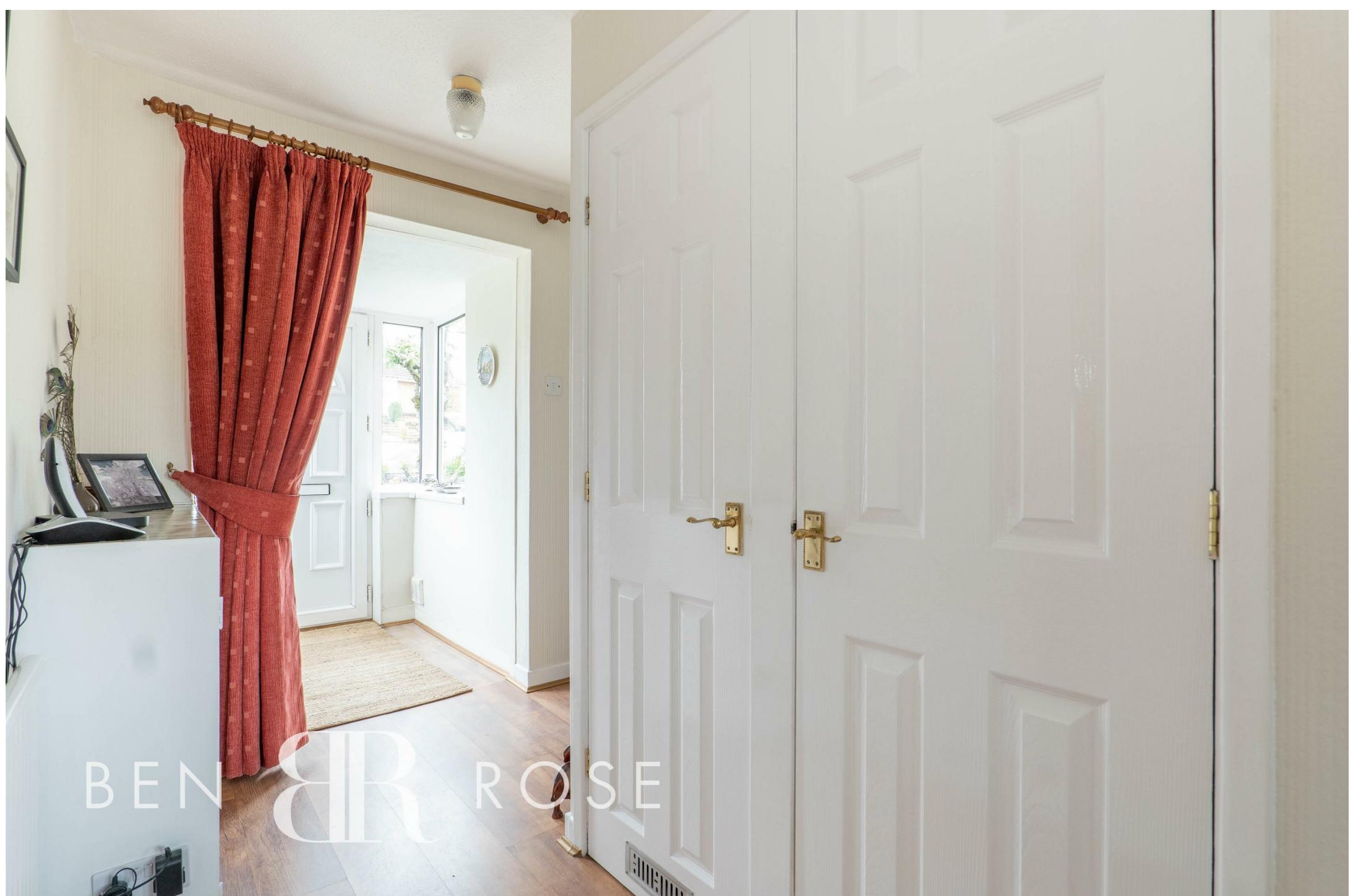


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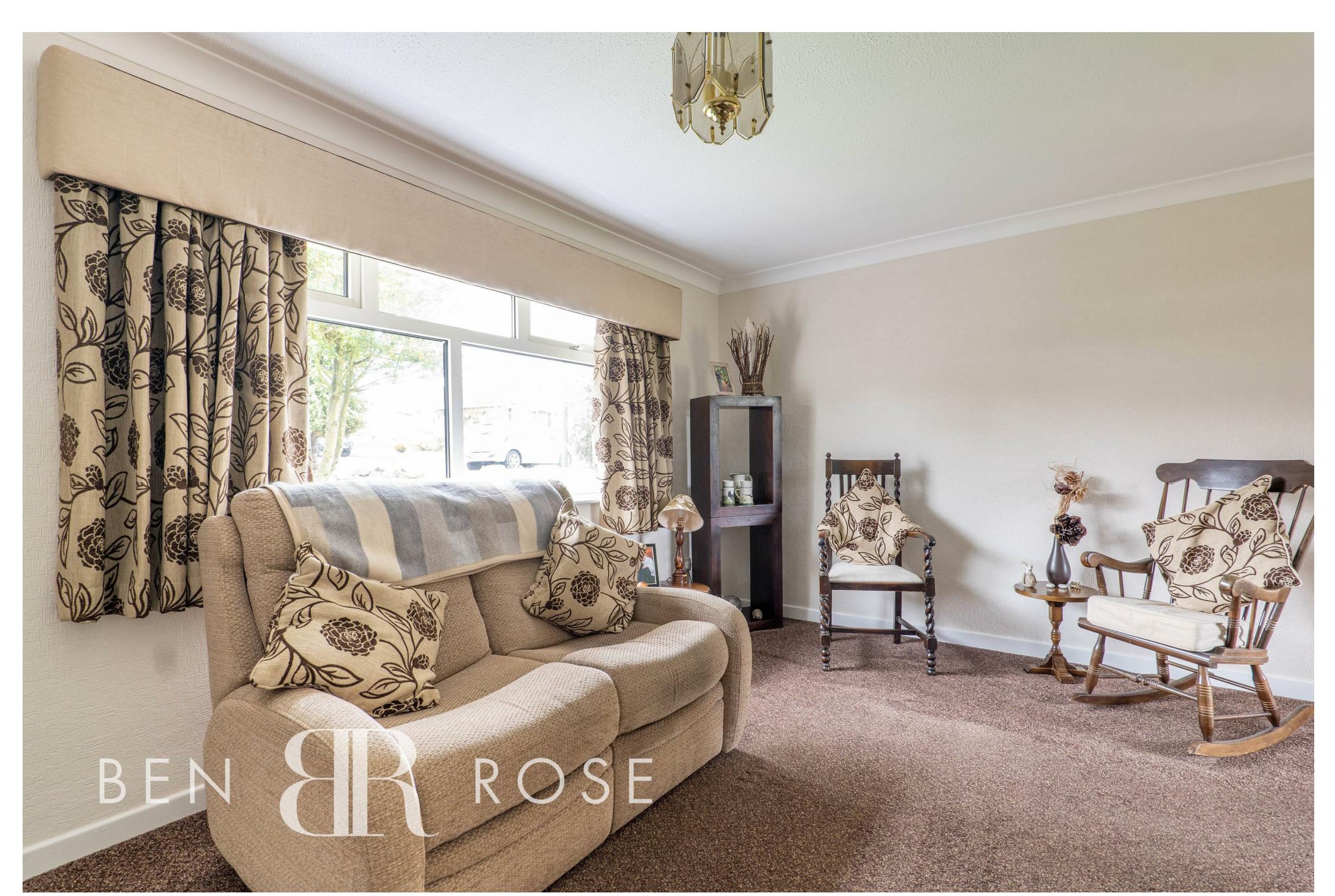


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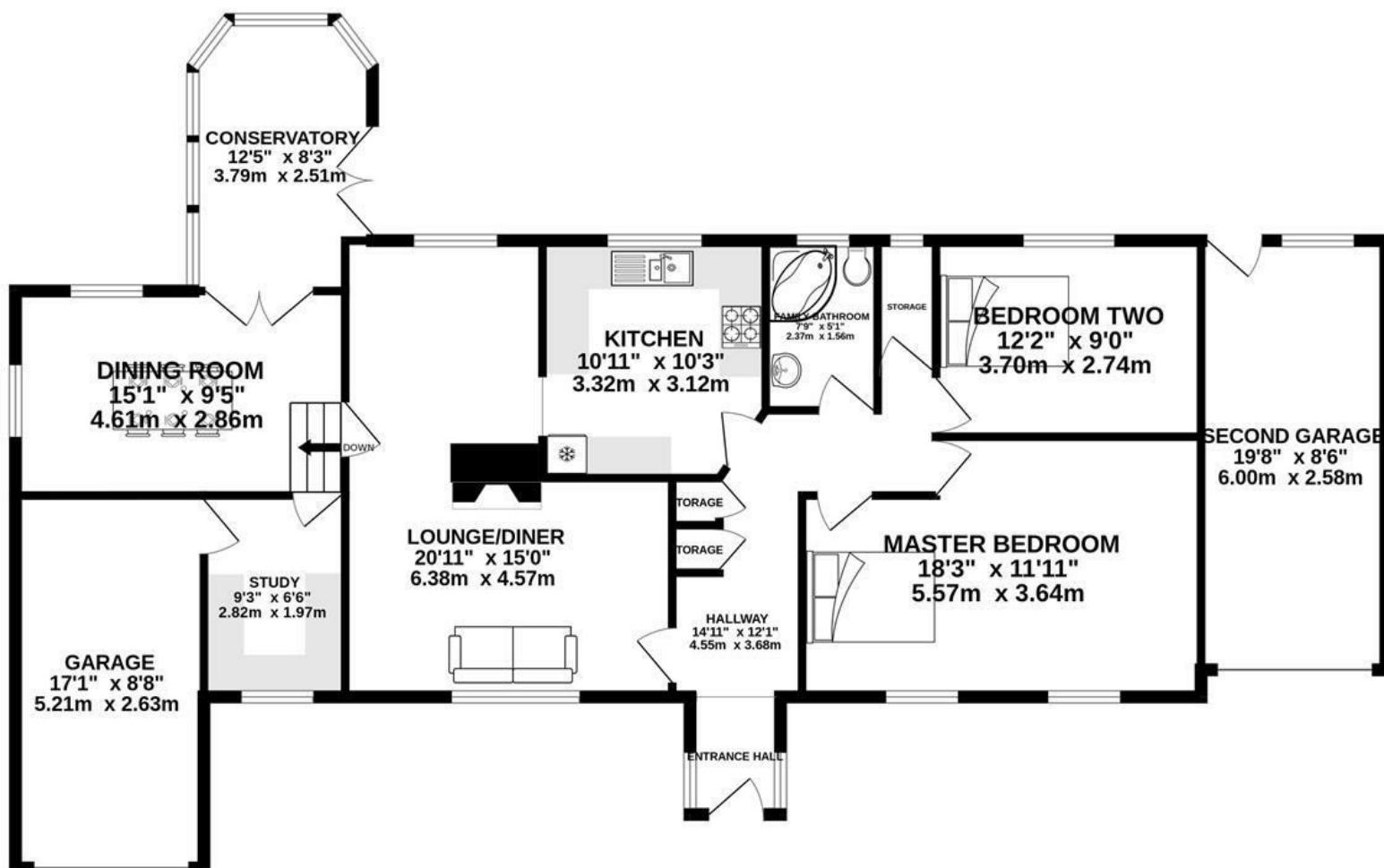


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GROUND FLOOR

1443 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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.



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	92
(81-91)	B	
(69-80)	C	70
(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 (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	

