



Sandringham Drive, Brinscall, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, located in the highly desirable village of Brinscall, Lancashire. Set within a charming and well-connected community, this property offers generous living accommodation, modern finishes, and a private garden setting, making it an ideal choice for growing families. Brinscall itself is a picturesque village with local shops, a welcoming pub and a primary school all within walking distance. Excellent travel links are also close by, with regular bus services into Chorley and convenient access to the M61 and M65 motorways, providing swift connections to Chorley, Bolton, and further afield. For leisure, the surrounding countryside offers beautiful walks, while nearby facilities include parks, sports clubs, and scenic reservoirs.

Stepping into the property, you are greeted by a bright entrance hall that creates an inviting first impression. From here, you enter the beautifully decorated spacious lounge – a comfortable and versatile space for family life. To the rear, the home opens into a stunning kitchen/dining room, complete with a range of modern fitted units and stylish finishes. This sociable space is perfect for both everyday living and entertaining, with French doors leading directly onto the garden, seamlessly blending indoor and outdoor living.

To the first floor, the tastefully decorated master bedroom benefits from fitted wardrobes and a private en-suite shower room. Three further bedrooms offer excellent versatility, whether as children's rooms, guest accommodation, or a home office. Completing this floor is a contemporary three-piece family bathroom, designed with both style and practicality in mind.

Externally, the property boasts a driveway with space for two vehicles, along with a garage for additional parking or storage. To the rear, a private terraced garden offers mature plants, trees, and a peaceful seating area – the perfect place to relax and enjoy the outdoors. This impressive home combines modern family living with a prime village location, making it a superb opportunity not to be missed.















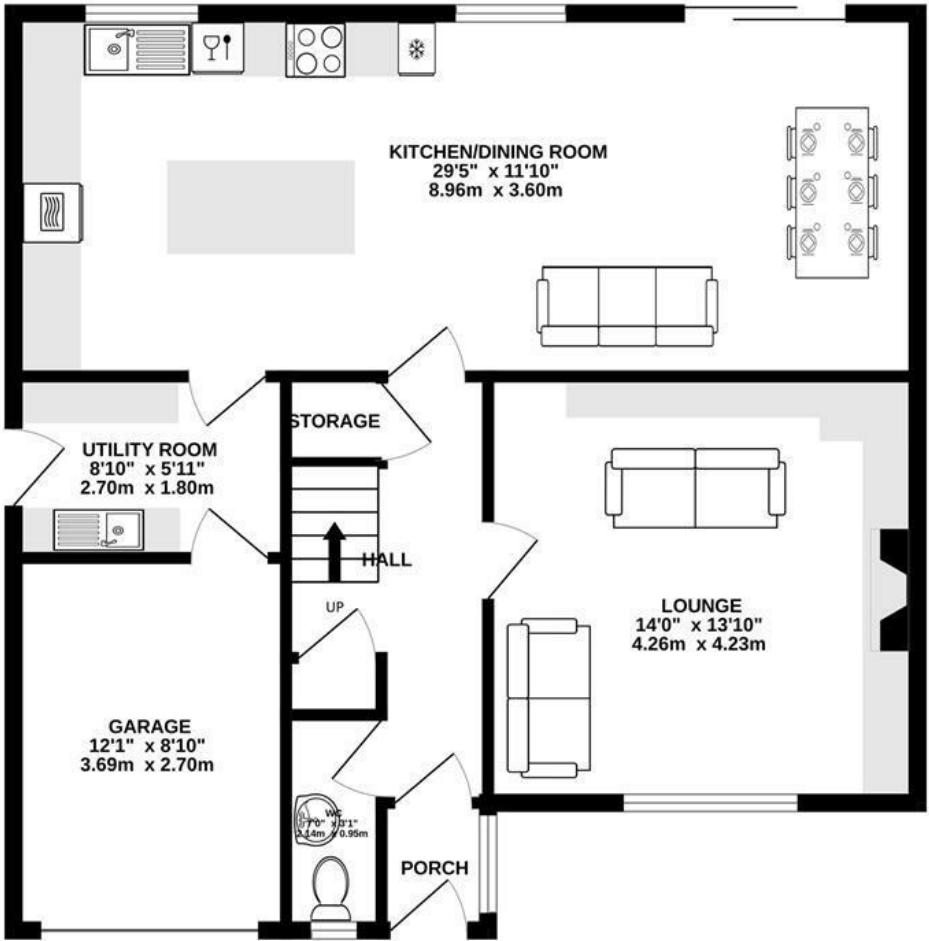




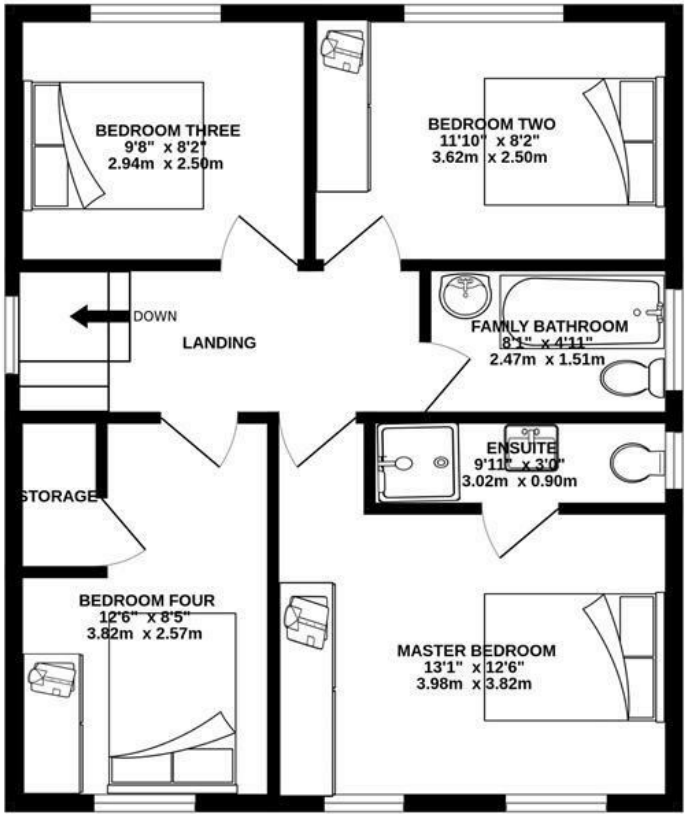


BEN ROSE

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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.
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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
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	

