



**Larch Drive, Brinscall, Chorley**

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to market this charming, three-bedroom detached true bungalow, located in the highly sought-after area of Brinscall, Chorley. Ideal for a family with spacious and versatile rooms throughout, the home offers picturesque views and effortless access to charming nature walks and cycling paths, as well as surrounding villages. It's just a short drive into Chorley town centre. Surrounded by excellent local schools, shops, and amenities, it provides the perfect balance of tranquility and convenience.

Upon entering the home, you are welcomed into a spacious and inviting entrance hall. To the right-hand side, you'll find three double bedrooms, with the master and second bedroom featuring integral storage space. At the end of the hall lies the well-appointed three-piece family bathroom, complete with a bath and over-the-bath shower. The good-sized kitchen boasts an abundance of wall and base units, integrated appliances, and space for freestanding appliances. Additionally, there is convenient access to the garden from the kitchen. The generous lounge/diner, located at the front and right-hand side of the home, features dual aspect windows, ample room for a large sofa set, a family dining table, and additional furnishings. The lounge is enhanced by a multi-fuel fire, perfect for cozy evenings.

The property benefits from a beautiful wrap-around garden, featuring both lawn and patio areas. The garden includes a charming summer house, mature trees, and shrubs, all with stunning views of the countryside. The garden is not overlooked from either the front or the rear, ensuring a high level of privacy. The driveway provides parking for one car and has gated access down the side, with the potential to remove the gate and extend for additional off-road parking.

In summary, this delightful bungalow in the sought-after area of Brinscall offers a perfect blend of comfortable living, scenic surroundings, and convenience, making it an ideal family home



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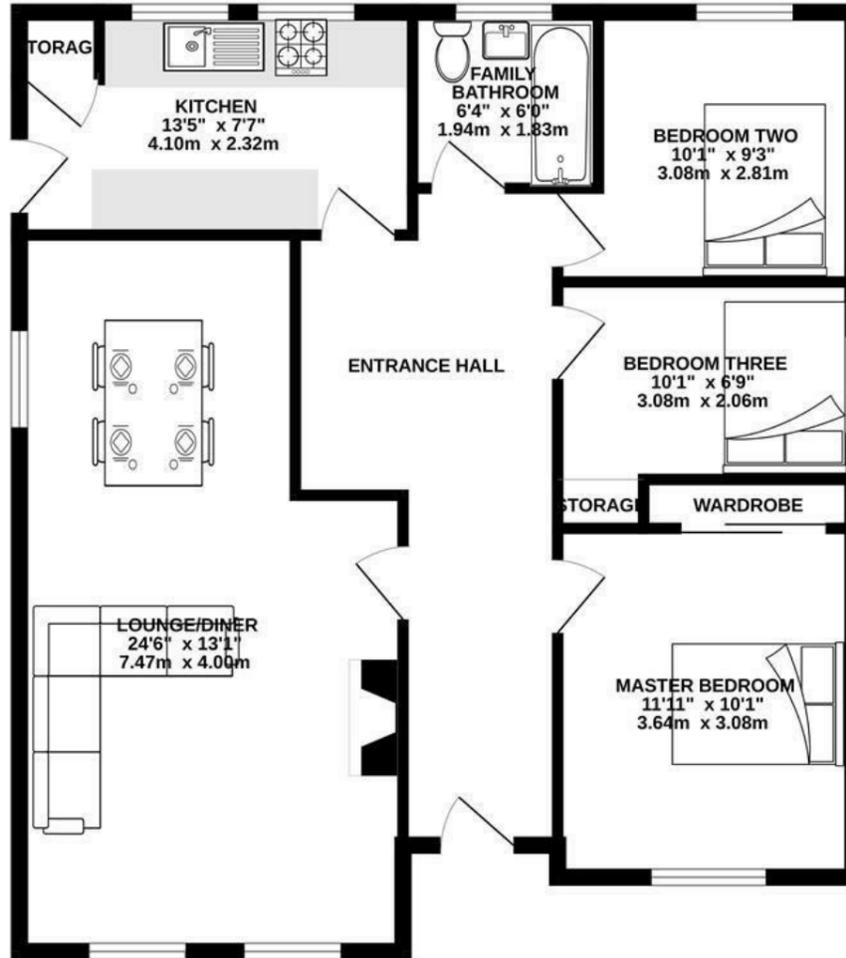








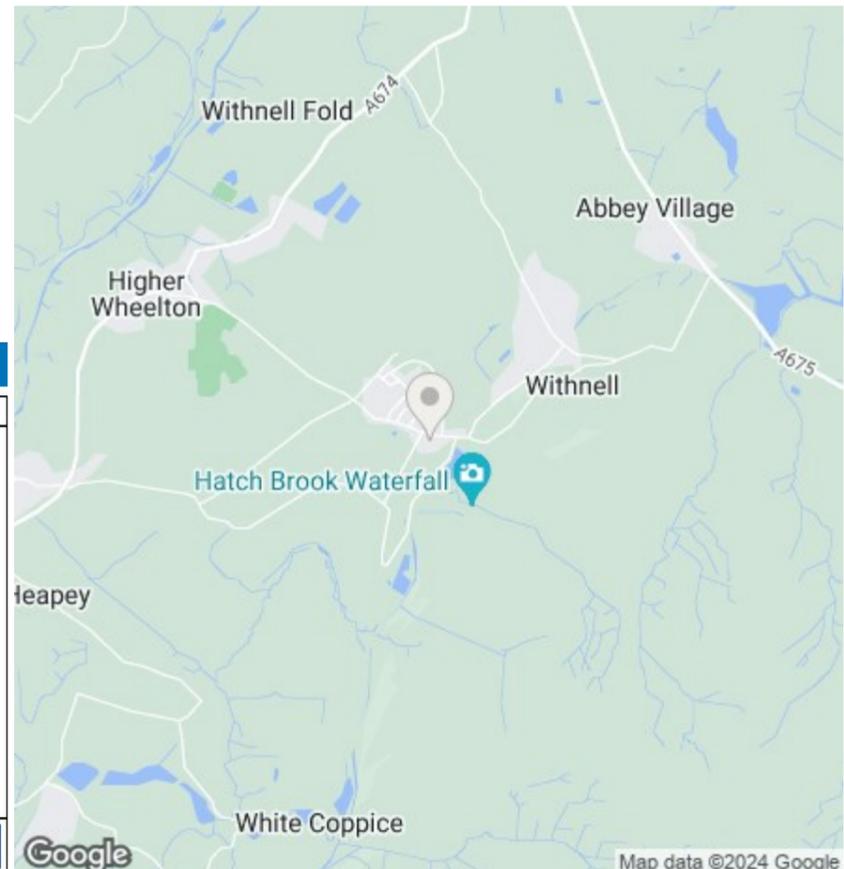
GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
<b>England &amp; Wales</b>	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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC