



## School Lane, Brinscall, Chorley

**Offers Over £339,995**

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached family home, ideally located in the highly sought-after village of Brinscall. Surrounded by beautiful countryside, the property enjoys a desirable semi-rural setting while remaining within easy reach of a range of local amenities including shops, pubs, and well-regarded schools. Excellent travel links are close by, with Chorley train station just a short drive away, regular bus routes serving the area, and convenient access to the M61 and M6 motorways for commuting into Preston, Bolton, and Manchester. The home is also perfectly positioned just a stone's throw from Railway Park and Lodge Bank, offering scenic countryside walks, a pond, and a children's play area making this a fantastic location for families.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. Directly ahead, you will enter the spacious lounge which features patio doors leading through to the conservatory. The bright and airy conservatory provides versatile additional living space, with double patio doors opening out to the rear garden. Moving back through the hallway, you will find the open plan kitchen/diner. The contemporary fitted kitchen offers ample storage with integrated appliances including fridge, freezer, oven, hob and dishwasher. The dining area provides plenty of space for a large family dining table. Completing the ground floor is a convenient WC with utility space, accessed from the entrance hallway.

Moving upstairs, you will find four impressively sized double bedrooms, with the master bedroom benefiting from integrated storage and a private en suite shower room. The three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front of the property is a carport providing off-road parking for one vehicle, with access to both the main house and the garage. The attached single garage is equipped with power and lighting and is accessed via an up-and-over door from the carport.

To the rear is a generously sized south-facing garden, featuring both lower and raised patio areas, creating a low-maintenance outdoor space ideal for relaxing or entertaining.





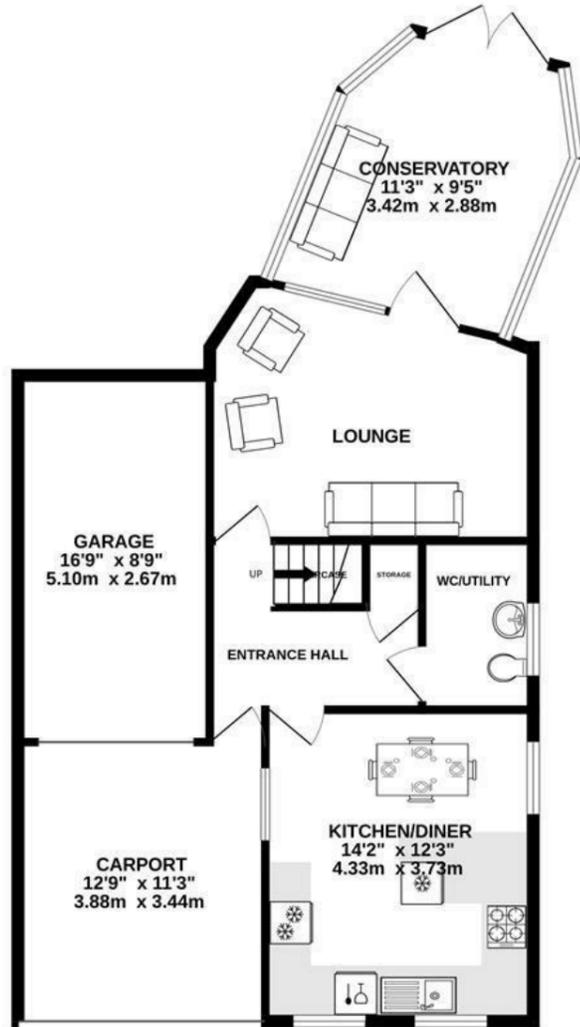




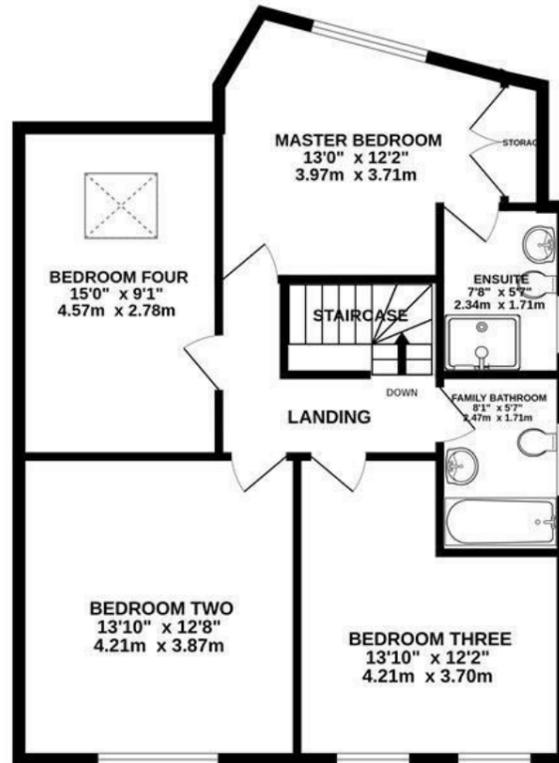




GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

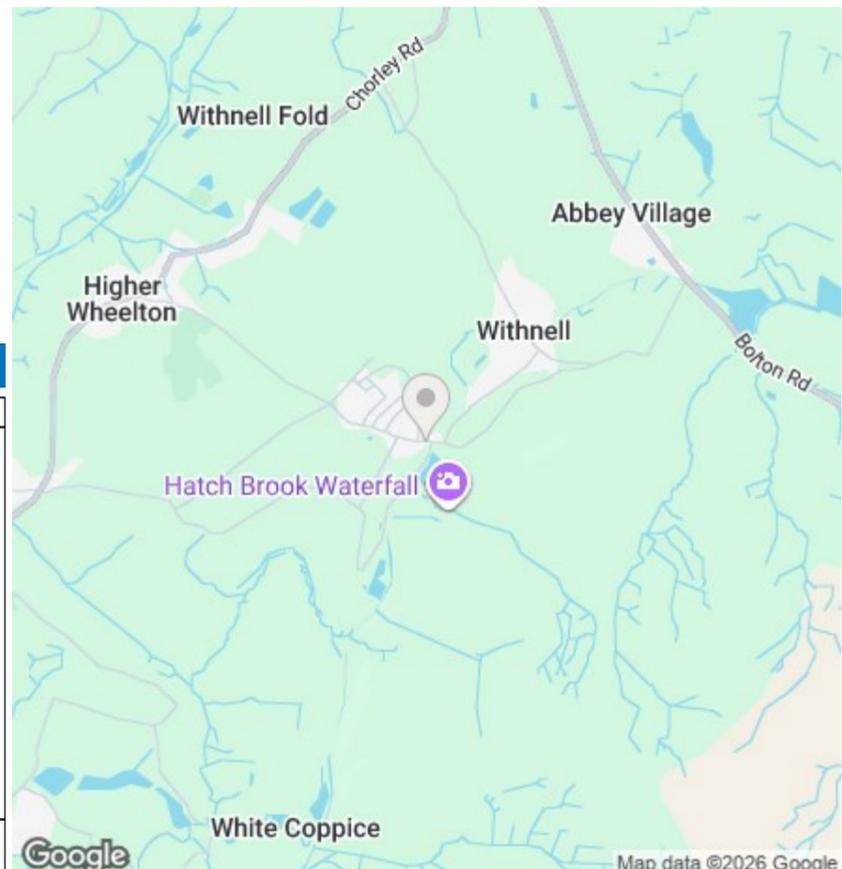


TOTAL FLOOR AREA: 1633 sq.ft. (151.7 sq.m.) approx.

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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</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>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	