



## Railway Road, Brinscall, Chorley

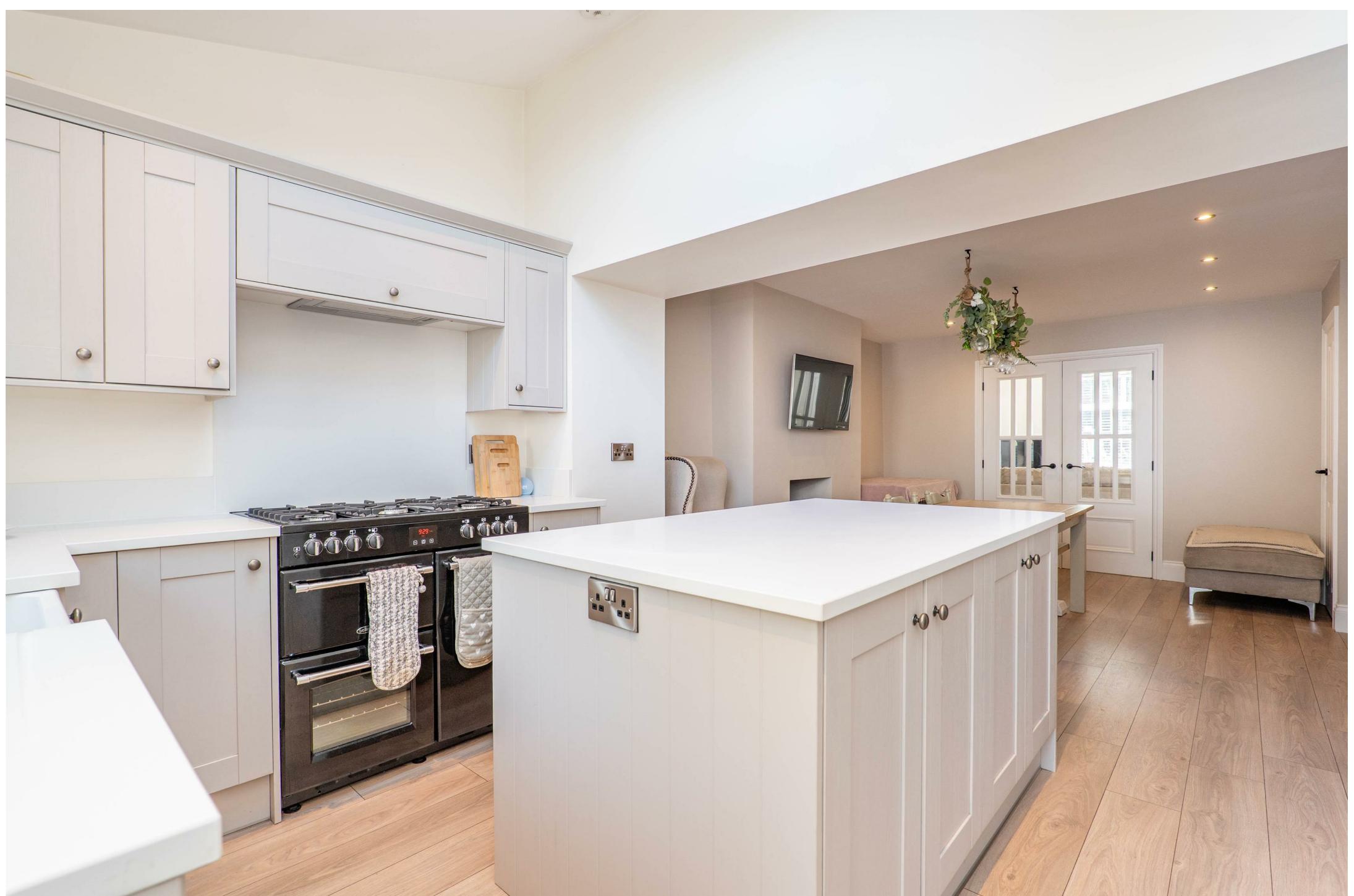
Offers Over £219,995

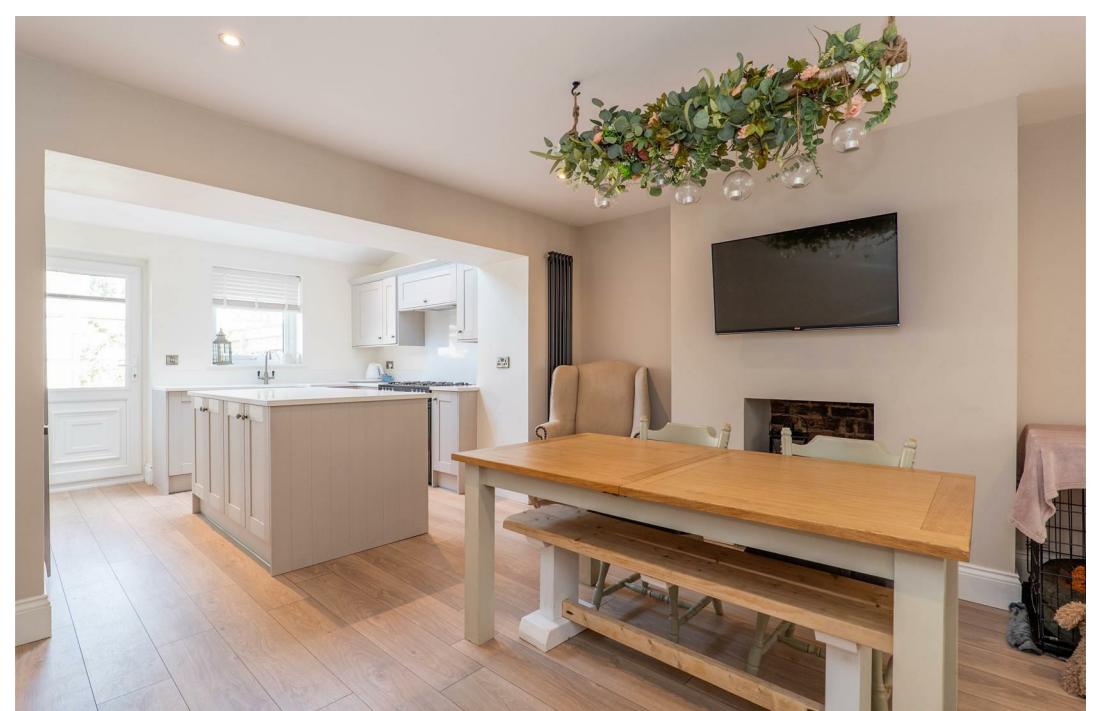
Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom terrace property, ideally located in the much sought-after village of Brinscall. This charming home is set over three floors and has been thoughtfully upgraded throughout, making it a perfect fit for first time buyers or families seeking both character and modern comfort. Brinscall offers a peaceful village lifestyle while remaining conveniently close to the town of Chorley, with its excellent schools, shops, and amenities. The property also benefits from superb travel links via Chorley train station and easy access to the M6 and M65 motorways.

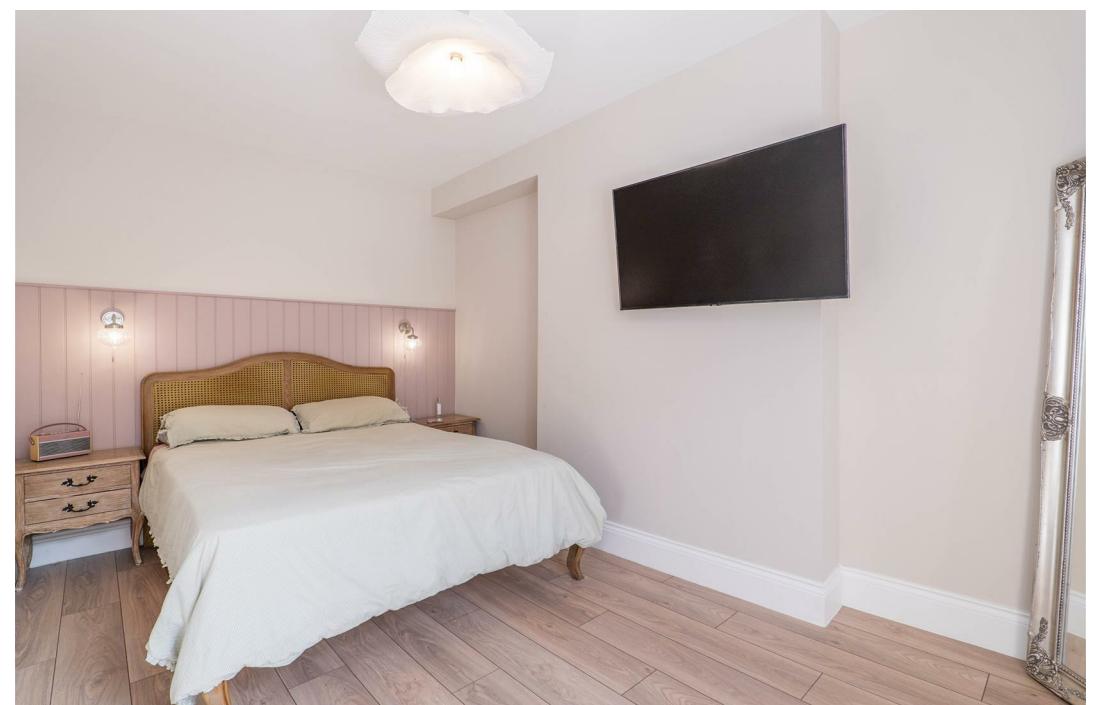
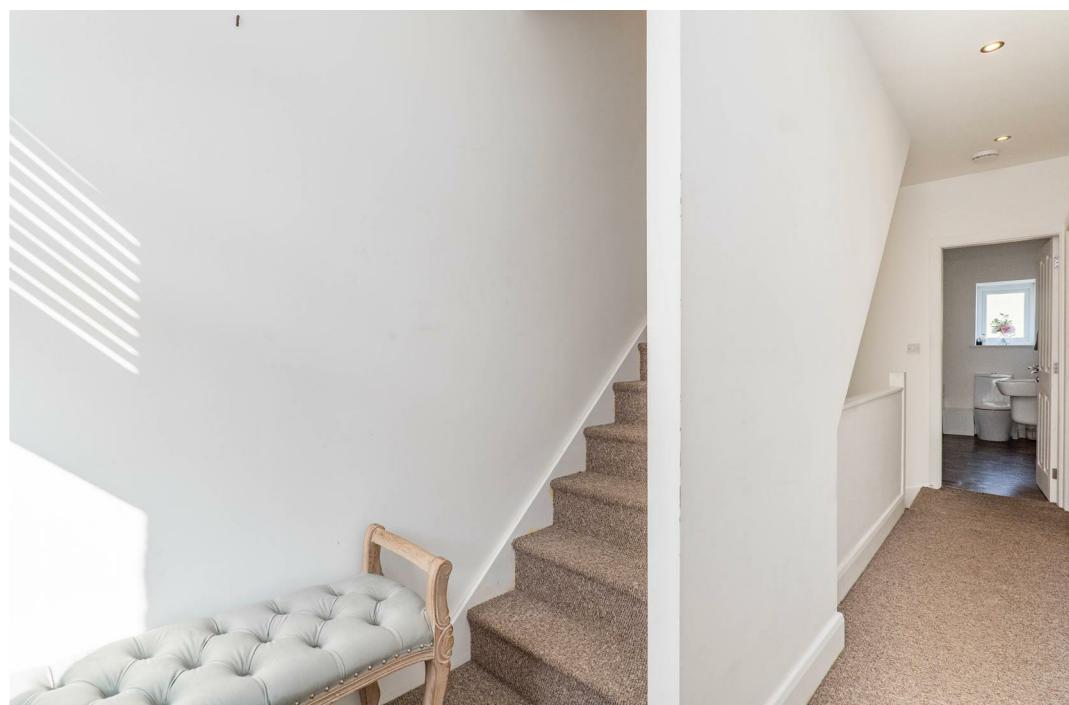
Internally, the home has been tastefully renovated on the ground floor, beginning with a welcoming entrance hall that leads into the front lounge. The lounge now boasts a newly installed multi-fuel burner, creating a warm and inviting atmosphere, complemented by a large front-facing window bringing in ample natural light. Continuing through, you'll find the stunning open-plan kitchen/dining area, with the kitchen being installed just two years ago. The kitchen features a modern design with a stylish central island, and a large skylight window that floods the room with natural light. The dining area is spacious enough to double as an additional sitting room or home office, providing plenty of versatility. A conveniently located WC can be found just off the kitchen, along with access to the rear yard.

On the first floor, the property offers two well-proportioned double bedrooms as well as a four-piece family bathroom, complete with a separate bath and a corner shower. Ascending to the second floor, you'll find a generous third bedroom that spans most of the top level. With two skylight windows and integrated storage, this space can be utilised as a home office, offering excellent versatility for growing families or remote workers.

Externally, the front of the home has been recently sandblasted and re-pointed, greatly enhancing its kerb appeal. On-street parking is available to the front. To the rear, a beautifully presented, two-tier yard awaits, featuring Indian stone paving and a wooden gate for rear access. This well-maintained outdoor space is perfect for entertaining or relaxing, completing this lovely family home.







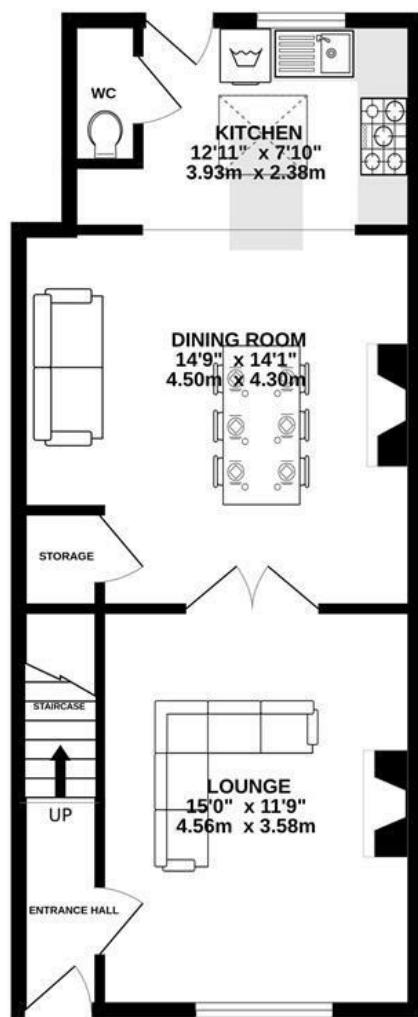




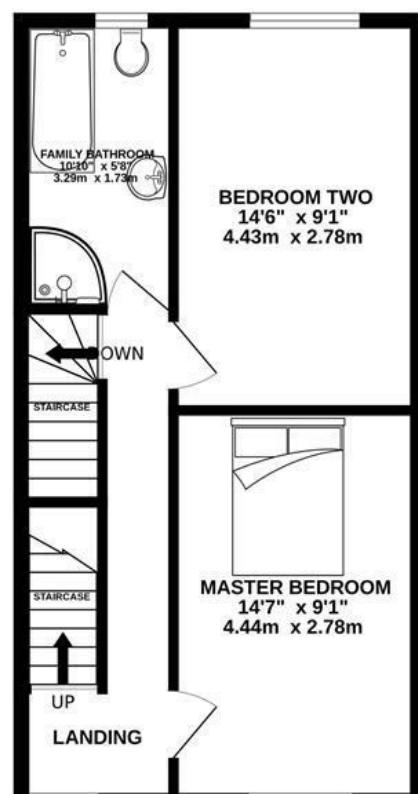


# BEN ROSE

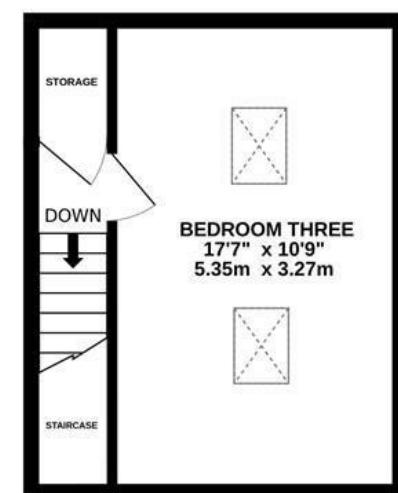
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
242 sq.ft. (22.4 sq.m.) approx.



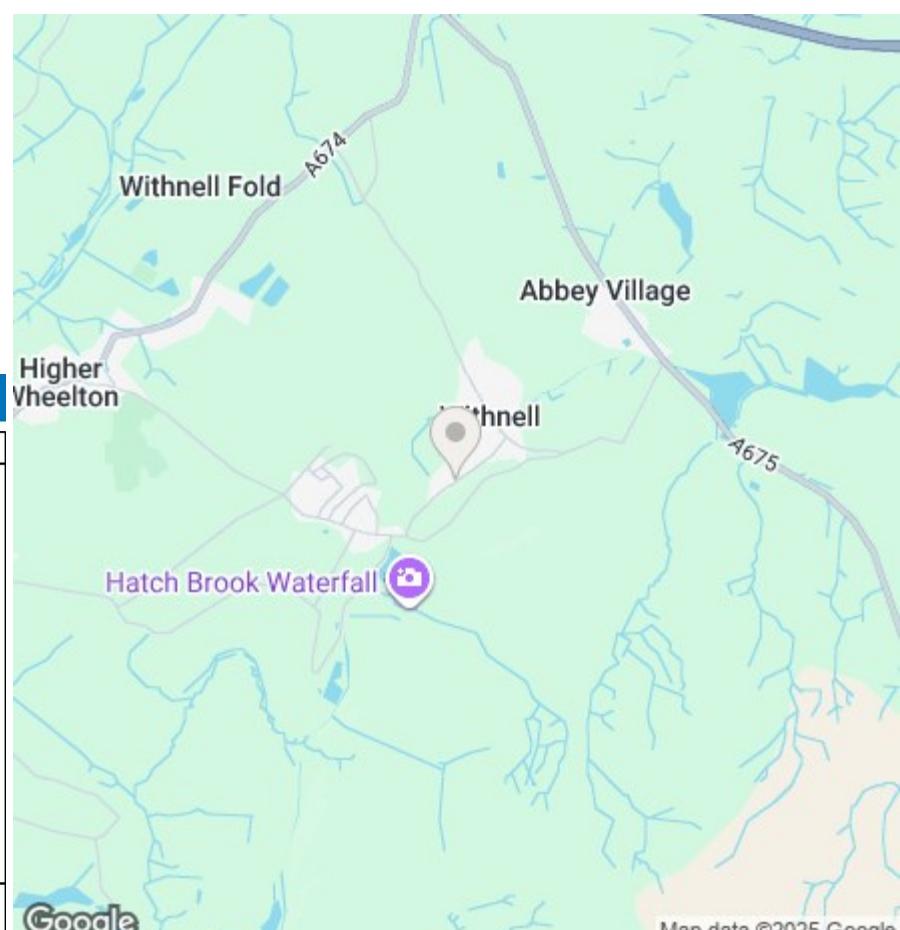
TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

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	73	79
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	