



Lodge Bank, Brinscall, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home situated in the highly sought-after village of Brinscall, offering NO ONWARDS CHAIN and an exceptional opportunity for families looking to create their ideal home. Occupying a wonderful position overlooking a beautiful lake to the front, this property enjoys picturesque surroundings and an abundance of nearby countryside walks, making it perfect for those seeking a balance between village living and outdoor lifestyle. Whilst well-maintained, the home presents an amazing blank canvas opportunity, allowing prospective buyers to modernise and personalise to their own taste and requirements. Brinscall itself offers a range of local amenities including shops, schools and eateries, whilst nearby Chorley provides a wider selection of retail and leisure facilities. Excellent travel links are also close by, with regular bus routes serving the area, Chorley train station offering direct services to Manchester and Preston, and easy access to the M61 and M6 motorways for commuters travelling further afield.

Stepping through the front door, you are welcomed into a spacious reception hall with the staircase rising to the first floor. The hall leads through to a generous dining room, centred around an attractive feature fireplace that creates a warm and inviting setting for both everyday family life and entertaining guests. Sliding doors open into the bright and spacious lounge, where the stunning front-facing outlook across the lake can truly be appreciated, providing a relaxing backdrop throughout the seasons. To the rear of the property is the sizeable kitchen, offering ample potential for reconfiguration. Subject to the necessary permissions, the existing layout could easily be opened up to create a stunning open-plan kitchen and dining space, perfectly suited to modern family living.

The first floor hosts two of the property's three bedrooms, including the master bedroom which benefits from fitted wardrobes and once again enjoys those beautiful views over the lake to the front. A well-appointed four-piece family bathroom serves this level, featuring both a separate bath and shower to accommodate the needs of a growing family. Continuing to the second floor, the remaining bedroom occupies the entirety of this level, creating a versatile and private space that could equally serve as a guest bedroom, teenager's retreat or home office, whilst also benefiting from access to useful eaves storage.

Externally, the property continues to impress. To the front, there is on-road parking with steps leading up through the front garden, where the elevated position allows for a truly scenic outlook across the lake. To the rear, a practical yard area is complemented by useful stone and brick outbuildings, offering additional storage potential. Beyond the garden lies a private road leading to the property's double garage and private parking area, providing secure off-road parking for multiple vehicles. Combining a superb location, breathtaking outlook, fantastic potential and generous accommodation throughout, this is a wonderful opportunity for families seeking a home they can truly make their own.















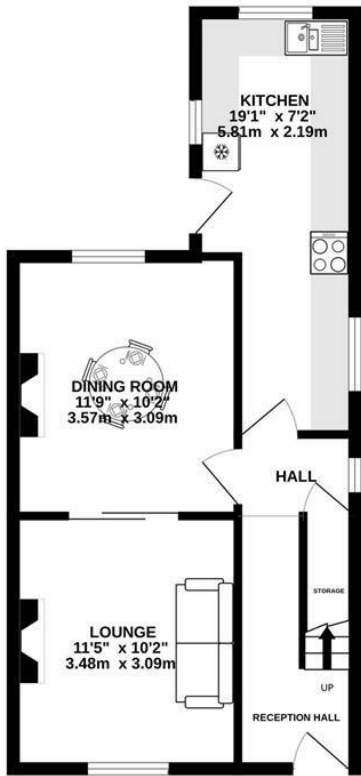




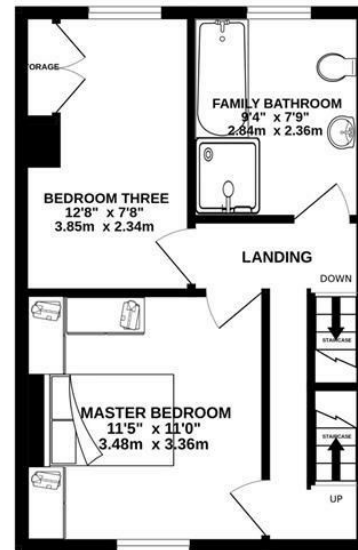


BEN ROSE

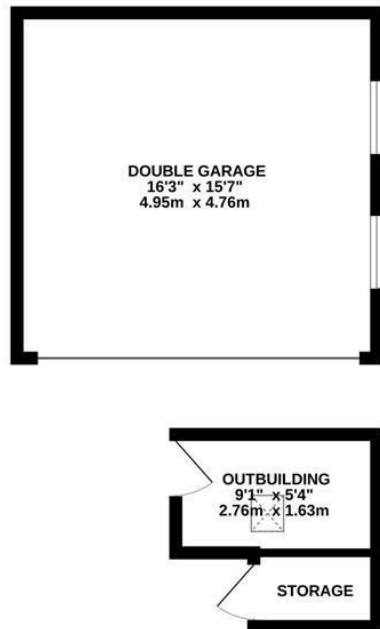
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

