



## School Lane, Brinscall, Chorley

**Offers Over £274,995**

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom, stone-built terraced family home, set within the sought-after village of Brinscall. Bursting with character and period charm, this wonderful home seamlessly blends traditional features with modern touches, all whilst enjoying stunning open views across the surrounding countryside. Ideal for growing families, the property offers spacious accommodation arranged over three floors, with a wealth of original features including fireplaces, cast iron radiators and exposed timber beams. Brinscall is a popular semi-rural location offering a range of everyday amenities including local shops, schools, cafés and scenic countryside walks, with nearby reservoirs and woodland providing excellent opportunities for outdoor recreation. The property also benefits from convenient bus links and excellent road connections via the A674 and nearby M61 and M65 motorways, whilst rail services can be accessed from nearby Chorley, providing direct routes to Manchester, Preston and beyond.

Stepping through the decorative tiled vestibule, you are welcomed into the entrance hallway where attractive wooden floorboards, dado rails and a cast iron radiator immediately showcase the property's character. The staircase rises from the hallway, whilst the spacious front lounge is positioned to the right, featuring elegant period coving, a decorative fire surround, a useful built-in storage cupboard and a large window overlooking the front aspect, creating a bright and inviting reception room. Continuing through the hallway leads into the impressive dining room, where stone flagged flooring, cast iron radiators and a magnificent inglenook fireplace housing a cast iron log burner create a warm and cosy heart of the home. Glazed double doors open directly onto the rear patio, allowing for effortless indoor and outdoor living. The modern fitted kitchen is located to the rear and offers a range of integrated appliances, matching stone flagged flooring and access to a practical under stairs utility area. A traditional wooden stable door leads out to the garden, whilst a rear-facing window enjoys pleasant views across the outside space.

The staircase, complete with beautiful white wooden bannister rails and continuing dado rail detailing, leads to the first-floor landing where there is a built-in storage cupboard. The generous master bedroom overlooks the front of the property and features a plaster fire surround with a gas fire and a cast iron radiator adding to the room's period appeal. The second double bedroom enjoys views over the rear garden and benefits from a matching fireplace with gas fire and cast iron radiator. Completing the first floor is the spacious four-piece family bathroom, fitted with a roll top bath, corner shower and laminate plank flooring.

The staircase continues to the second floor where the impressive loft bedroom provides a versatile third bedroom, enhanced by exposed timber ceiling beams, dual aspect skylights framing breathtaking countryside views and integrated eaves storage.

Externally, the property benefits from residential parking to the front. To the rear, a flagged patio provides the perfect space for outdoor seating and entertaining before leading into a generous enclosed walled garden laid with low-maintenance artificial grass. A flagged pathway continues along the side of the garden to the rear, where a wooden gate opens into a gravelled parking area with space for up to two vehicles. With uninterrupted countryside views beyond the garden, this exceptional home offers the perfect combination of character, space, practicality and a picturesque village setting, making it an outstanding choice for families seeking a home full of charm.



































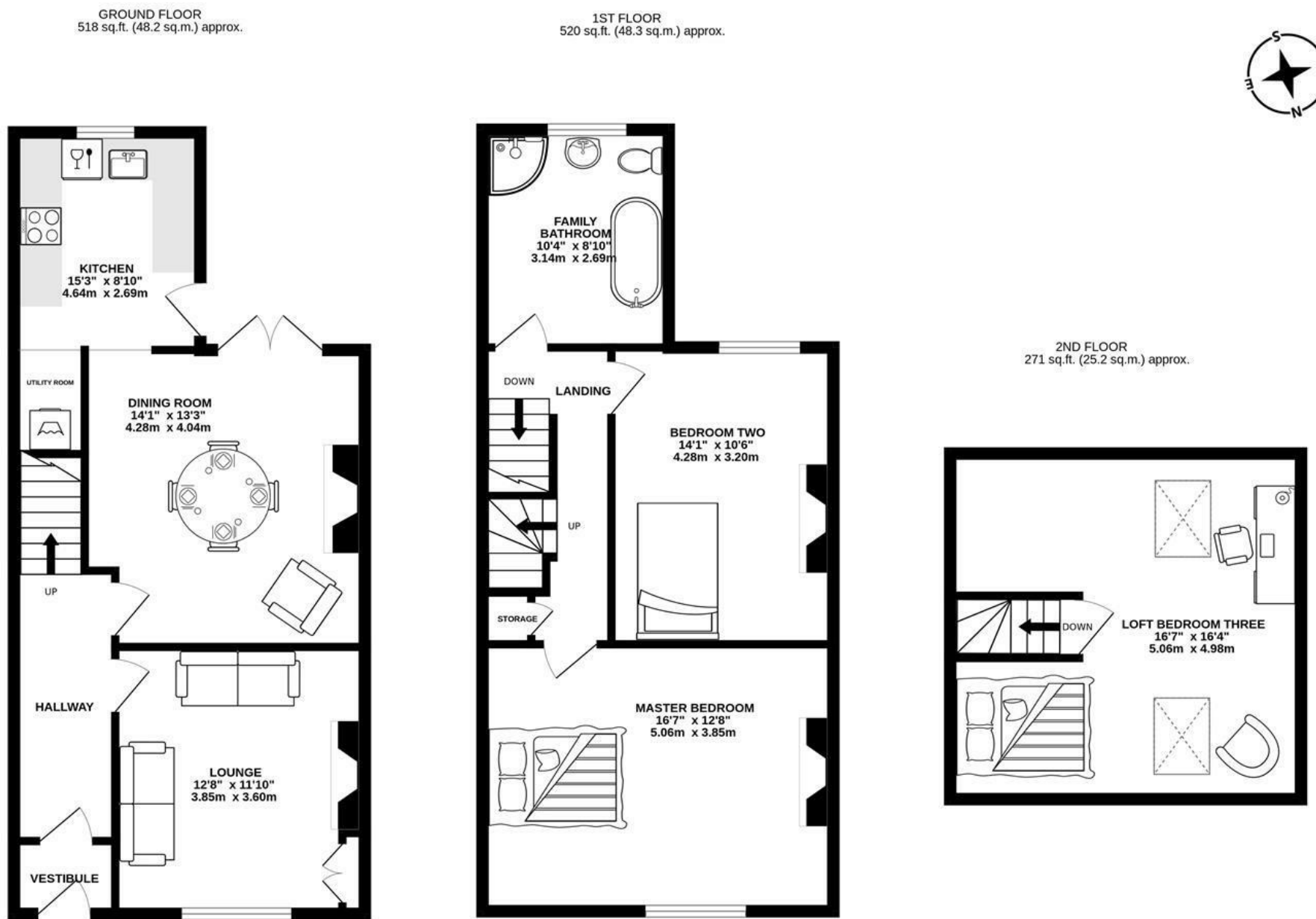








# BEN ROSE



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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) A                                 | <div>71</div> | <div>85</div>                                                                                                  |
| (81-91) B                                   |               |                                                                                                                |
| (69-80) C                                   |               |                                                                                                                |
| (55-68) D                                   |               |                                                                                                                |
| (39-54) E                                   |               |                                                                                                                |
| (21-38) F                                   |               |                                                                                                                |
| (1-20) G                                    |               |                                                                                                                |
| Not energy efficient - higher running costs |               |                                                                                                                |
| England & Wales                             |               | EU Directive<br>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<br>2002/91/EC |  |

