



School Lane, Brinscall, Chorley

Guide Price £249,995

****Great opportunity for a multi-purpose retail space****

Ben Rose Estate Agents are pleased to present to market this five-bedroom, end terrace property located in the highly sought-after village of Brinscall, Chorley. Easily accessible to surrounding villages, M6/65 motorways, the property offers convenient travel links. The home is ideally placed just a short drive into Chorley, with access to superb local schools, supermarkets, and amenities. Additionally, part of the home is currently being used as the Village Post Office, offering potential for continued business or conversion into additional living space.

Entering the property, you're greeted by a spacious entrance hall providing access to the stairs, post office, kitchen, and lounge. The kitchen boasts ample space with a range of wall and base units, integrated appliances including a fridge freezer, dishwasher, and washing machine. There's also room for an aga and a breakfast bar for two.

The lounge/diner is generously sized with dual aspect windows, featuring a traditional fireplace and offering plenty of space for both a large sofa set and dining table. Additionally, to the front of the home with two access points found off the hallway, lies the post office.

Moving to the first floor, you'll find five generously sized double bedrooms, offering an abundance of versatility. Bedroom five is currently utilised as an additional sitting room and the spacious landing leads to a three-piece family bathroom with bath and over the bath shower, as well as a separate WC.

The master bedroom, along with bedrooms three and four, all benefit from integrated storage space.

Externally, the property sits on a corner plot with a yard to the side and on-road parking available. There's also a generously sized cellar accessed under the stairs, providing ample storage space and housing the boiler.

In summary, this property offers spacious accommodation, versatile living spaces, and the potential for a home business, all within a desirable village location with convenient access to amenities and travel links.

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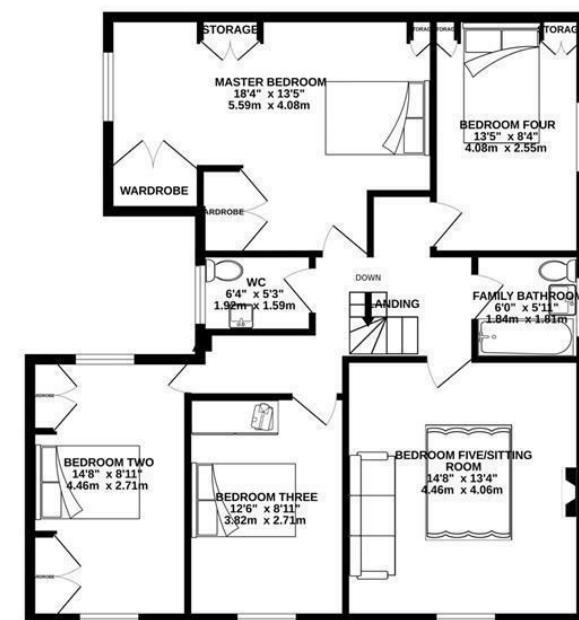
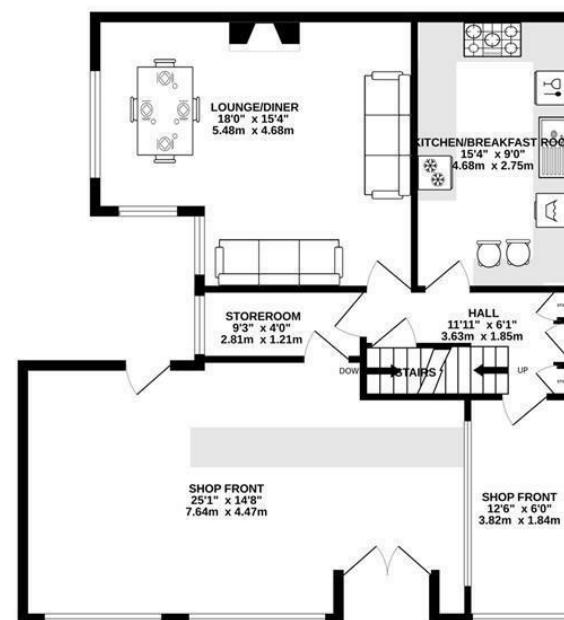
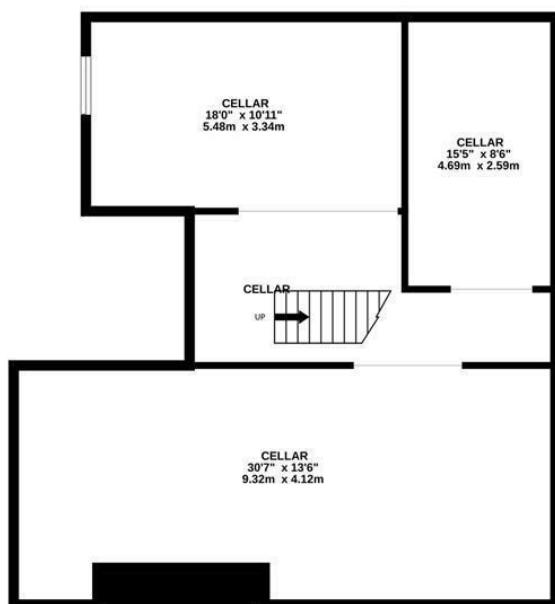


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BASEMENT
863 sq.ft. (80.2 sq.m.) approx.

GROUND FLOOR
906 sq.ft. (84.1 sq.m.) approx.

1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2695 sq.ft. (250.3 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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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | |
| (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 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |

