BEN ROSE

School Lane, Brinscall, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom mid-terrace home, ideally positioned within the picturesque village of Brinscall, Lancashire. Offering stylish modern living throughout while retaining a warm and homely feel, this impressive property is particularly well suited to first time buyers looking for a home they can move straight into and enjoy. Brinscall is surrounded by some of Lancashire's most attractive countryside, with an abundance of picturesque walks and scenic routes close by, whilst local village amenities provide everyday convenience. Chorley town centre is also within easy reach, offering a wider selection of shops, supermarkets, bars, restaurants and leisure facilities, with the M61 providing excellent links towards Preston, Bolton and Manchester. Chorley railway station also offers regular services for those commuting further afield.

Entering through the vestibule, you are immediately welcomed into the home's impressive open plan ground floor, which has been completely renovated to create a contemporary and sociable living space. The generous lounge area sits towards the front of the property and features a fireplace with a log burner, creating a cosy focal point and providing the perfect setting for relaxing evenings. Continuing through the space, the modern kitchen and dining areas are thoughtfully zoned while maintaining the wonderful sense of openness. The newly fitted kitchen is finished to a high standard and benefits from a range of integrated appliances, including dual ovens, a fridge/freezer and dishwasher. A central island provides valuable additional preparation space while cleverly incorporating bespoke seating, positioned to face the dining area and making this a fantastic space for entertaining. To the rear, bi-folding doors open directly onto the yard, allowing plenty of natural light into the room and creating a seamless connection between the inside and outside.

Moving upstairs, the property offers three well-proportioned bedrooms, providing excellent flexibility for a first time buyer, couple or growing household. The accommodation is completed by a beautifully renovated family bathroom, which has been finished in a stylish contemporary design and features a bath with shower over, creating a practical and relaxing space for everyday use. With every part of the home having been thoughtfully updated, the first floor continues the fresh and modern feel established throughout the ground floor.

Externally, the property benefits from convenient on-road parking to the front, whilst the rear provides a private and low-maintenance yard with a dedicated seating area, ideal for enjoying a morning coffee or relaxing outdoors during the warmer months. The property also benefits from access to a private road from the rear, adding further convenience. Combining a complete renovation with a fantastic open plan layout, three bedrooms and a beautiful village setting surrounded by countryside, this is a superb opportunity for first time buyers seeking a stylish home in a peaceful yet well-connected Lancashire location.

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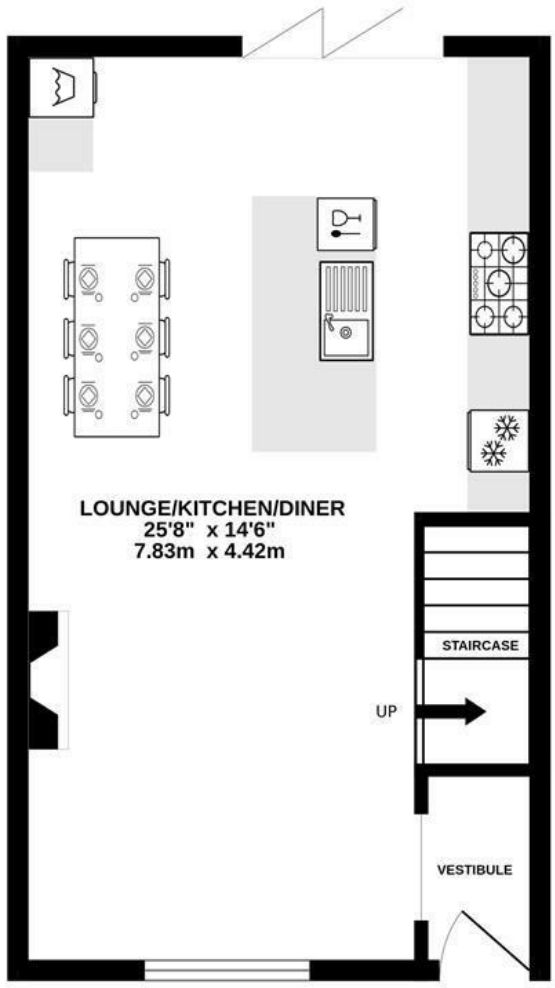
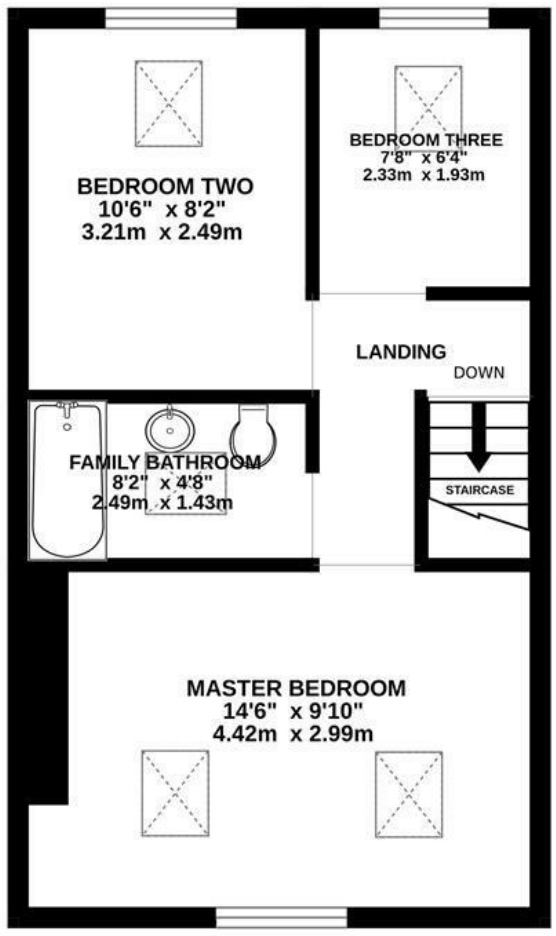
Love Yourself

BEN ROSE

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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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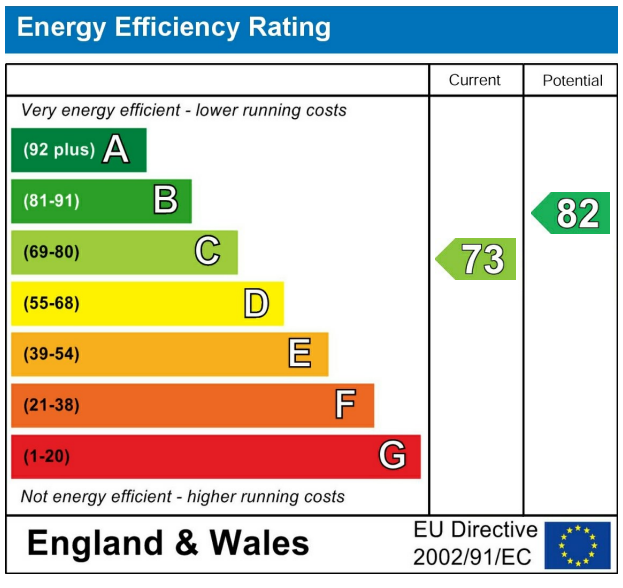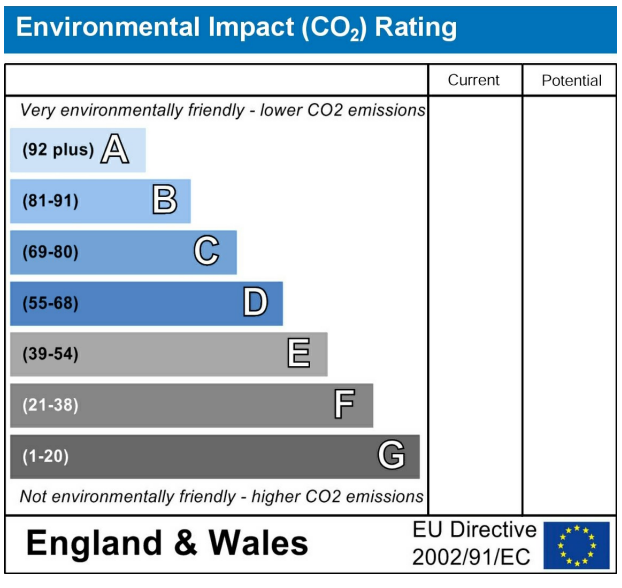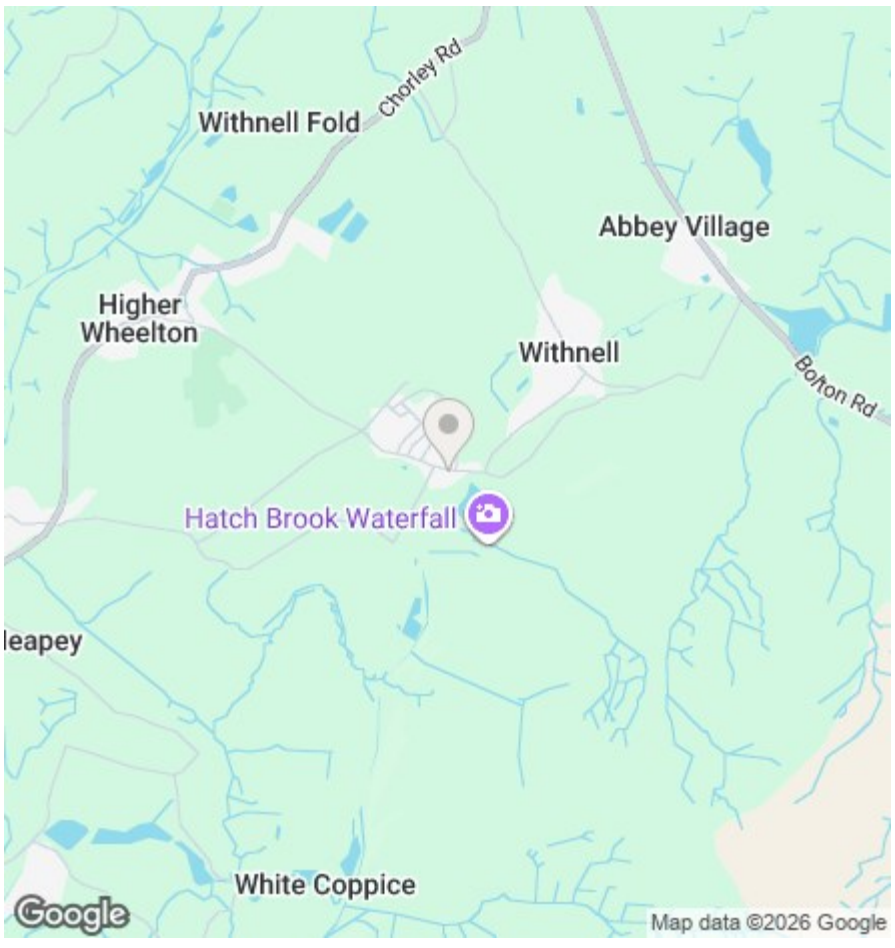
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.