



School Lane, Brinscall, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this charming and characterful, double fronted three-bedroom cottage situated in the highly sought-after village of Brinscall. Offered with NO ONWARD CHAIN, this delightful home has been newly refreshed throughout and would make an ideal purchase for first-time buyers looking to settle in a tranquil yet well-connected location. Brinscall is a picturesque Lancashire village known for its scenic countryside, woodland walks, and the popular Brinscall Baths. It also benefits from excellent transport links, with nearby access to Chorley and Blackburn town centres, frequent bus services, and convenient connections to the M61 and M65 motorways, making commuting to Preston, Manchester, or beyond easily manageable.

As you step through the front door, you're welcomed directly into the cosy lounge – a beautifully presented space featuring a log burner set into a character fireplace, perfect for relaxing evenings. This room flows effortlessly into the adjoining dining room, which enjoys dual aspect windows that flood the space with natural light, along with a newly installed fireplace that continues the cottage warm, inviting aesthetic. These two rooms offer great versatility and can be swapped depending on your lifestyle needs. Moving towards the rear, the kitchen has been thoughtfully designed to complement the home's period charm, while offering modern convenience with an integrated oven and fridge freezer. A handy utility room sits just off the kitchen, providing excellent additional storage and space for laundry appliances. A newly fitted kitchen floor further elevate the ground floor's fresh, ready-to-move-into feel.

Upstairs, the property has three double bedrooms, ideal for growing families or those in need of a home office. The master bedroom benefits from fitted wardrobes, adding to the home's practicality without compromising on space. Completing the first floor is the stylish four-piece bathroom, which has been newly installed and features a luxurious jacuzzi bath, offering a relaxing retreat at the end of the day. Throughout the home, new double glazed windows and a boiler only 10 months old ensure excellent energy efficiency and peace of mind for the future owners.

Externally, the property enjoys a private driveway to the side, providing off-road parking for one car – a rare and valuable feature for homes on this street. To the rear, a low-maintenance outside space with decked seating areas creates a private outdoor spot for entertaining or enjoying the sun.

This wonderful home blends character features with modern upgrades in a beautiful village setting, making it the perfect step onto the property ladder for first-time buyers seeking style, space, and a great location.













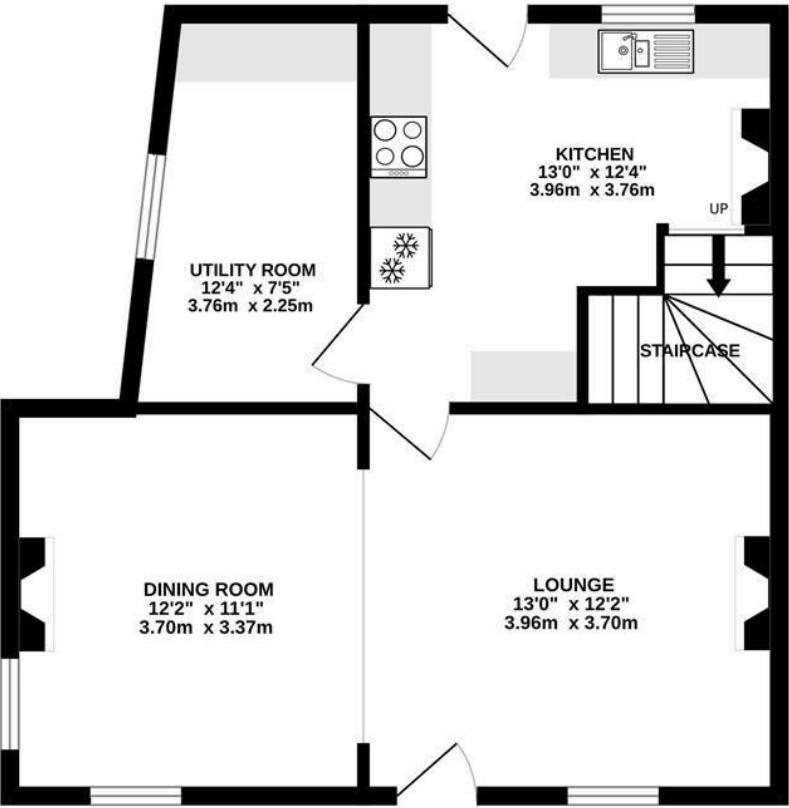




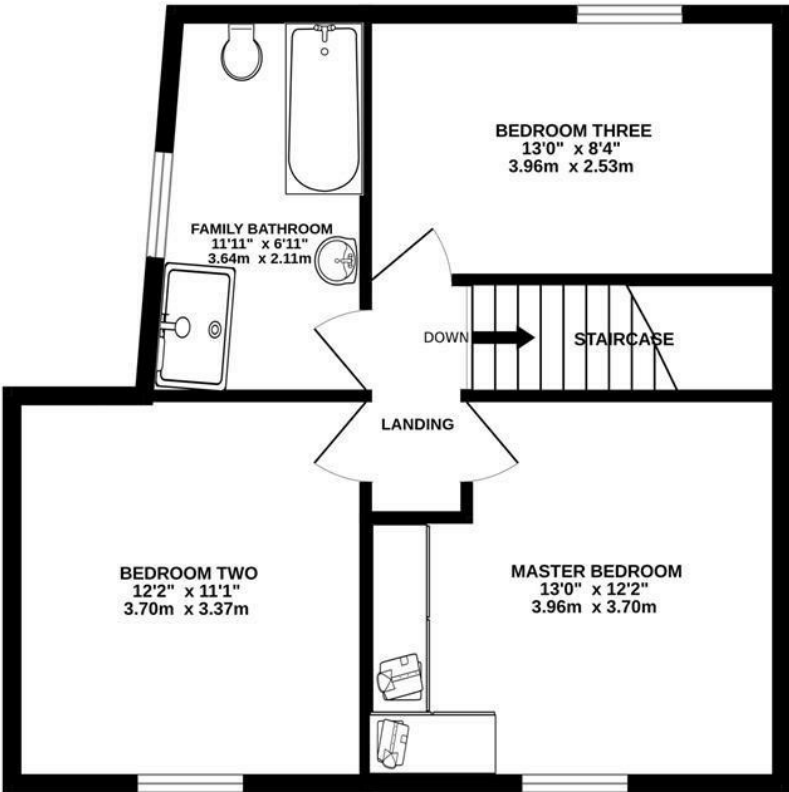




GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.

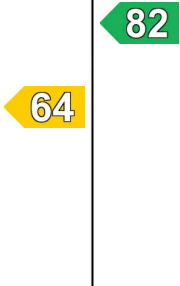




TOTAL FLOOR AREA : 1047 sq.ft. (97.2 sq.m.) approx.

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.

| 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  |

