BEN ROSE



Duxon Hill, Brindle, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached cottage, occupying a beautiful rural position in the sought-after village of Brindle, Lancashire. Offering a wonderful opportunity for investors seeking a property with renovation potential, the home combines a quaint characterful setting with the chance to create an attractive investment or future home. The property is offered for sale with NO CHAIN, while the picturesque surroundings provide a particularly appealing backdrop. Brindle offers a peaceful village lifestyle whilst remaining conveniently placed for access to Chorley, Preston and Blackburn, with the M61 and M65 providing excellent connections across Lancashire and towards Manchester and beyond. There are also bus services connecting Brindle with Chorley and Preston, while nearby Chorley provides a wider range of shops, supermarkets, restaurants, leisure facilities and everyday amenities.

Entering through the front door, you are welcomed into a useful vestibule which leads directly into the lounge. This charming reception room benefits from a feature fireplace, providing an attractive focal point and offering scope for the next owner to enhance the room whilst retaining its character. Continuing through the property, you arrive at the kitchen/diner, which provides space for a dining table and enjoys a lovely outlook towards the rear garden and surrounding countryside. Here, a boxed in fireplace could provide another focal point to the room if uncovered and reinstalled. The kitchen also gives access to a convenient downstairs WC, whilst additional storage cupboards provide useful practical space.

Moving upstairs, the first floor offers two good-sized bedrooms, both providing comfortable accommodation and excellent potential for investors looking to modernise and add value. Completing this level is a shower room, providing the essential facilities for the home. With the property requiring renovation, there is considerable scope to reconfigure, modernise and refresh the accommodation to suit the requirements of the intended market, making this an appealing proposition for those seeking their next investment project.

Externally, the property benefits from off-road parking for one car to the front, with access to the rear garden available via the side of the home. The rear garden is undoubtedly one of the property's standout features, offering a tranquil and picturesque setting with a stunning outlook across neighbouring fields and rolling hillsides. This peaceful rural backdrop creates a rare sense of privacy and provides an attractive opportunity to landscape and enhance the garden as part of a wider renovation project. Overall, this is a characterful cottage with NO CHAIN, excellent renovation potential and an enviable countryside setting, making it a particularly interesting opportunity for investors looking for a property where thoughtful improvements could unlock its full potential.









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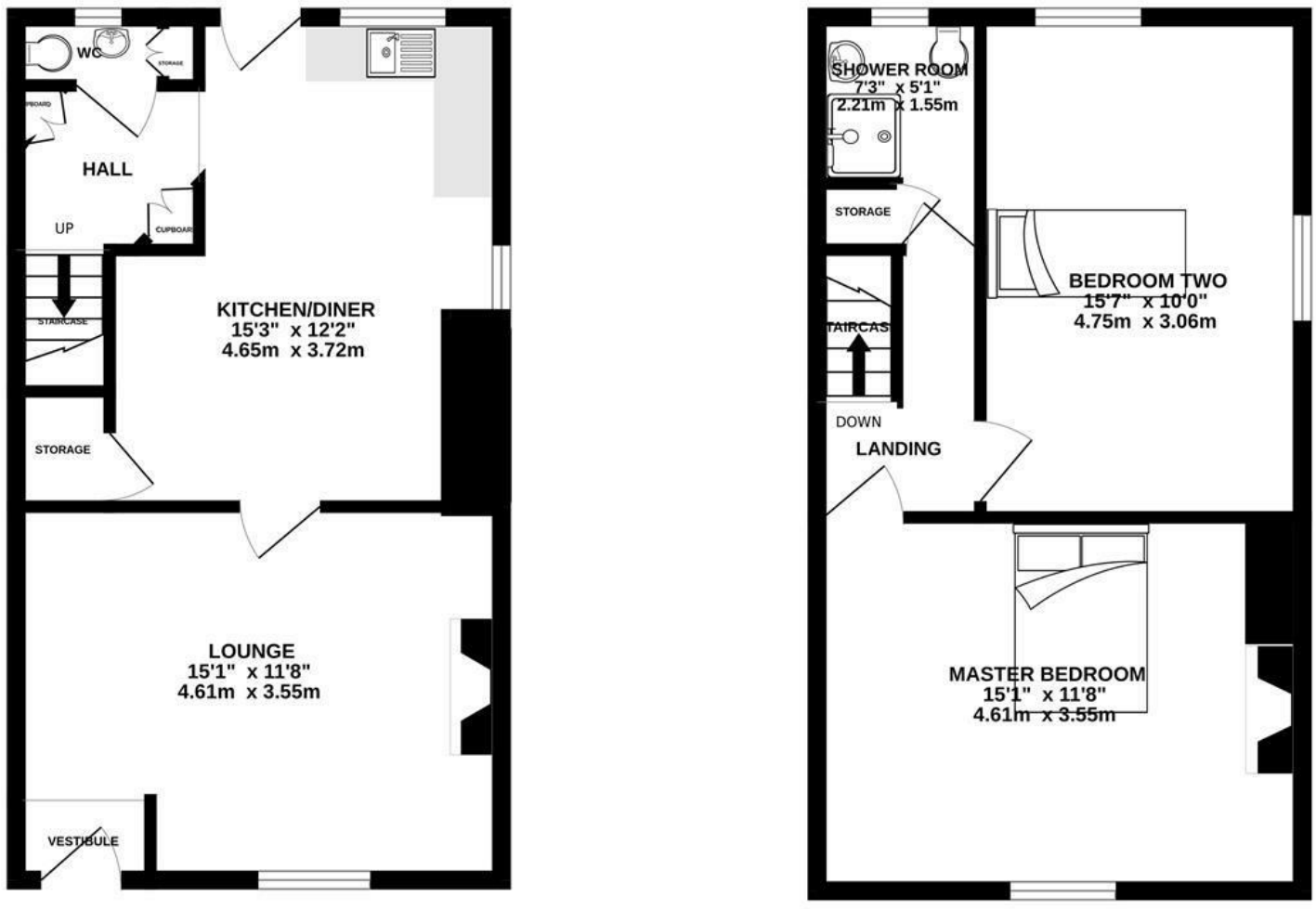


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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

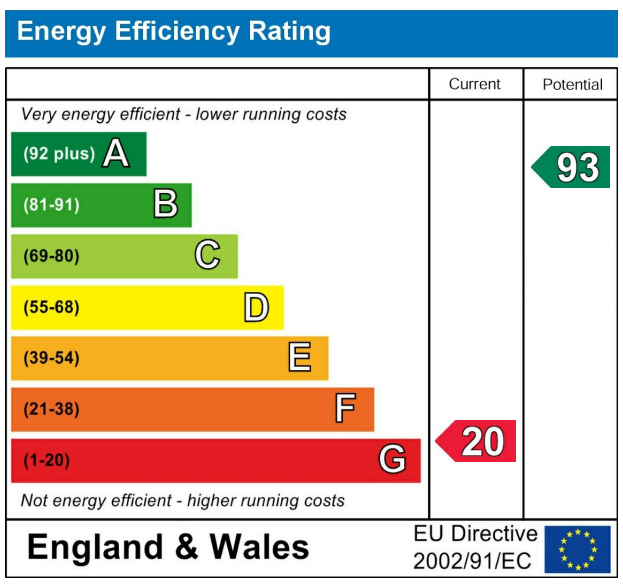
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

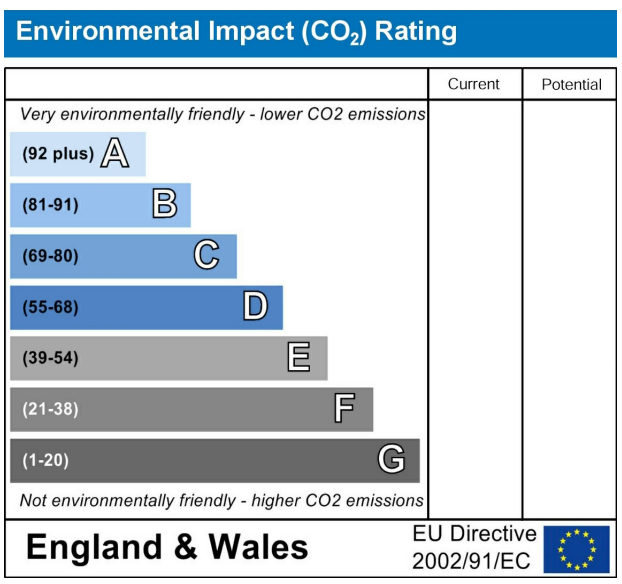


TOTAL FLOOR AREA : 793 sq.ft. (73.6 sq.m.) approx.

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.







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