



**Heather Lea Drive, Brinscall, Chorley**

**Offers Over £299,995**

**\*\*\*REDUCED FOR QUICK SALE\*\*\*** Ben Rose Estate Agents are pleased to present to market this lovely 2/3 bedroom bungalow situated towards the end of a quiet cul-de-sac in the picturesque village of Brinscall. The home has been well maintained and is being offered with **NO ONWARDS CHAIN** for added peace of mind. Enjoying countryside views to the front, this property offers versatile living arrangements, perfect for families or those seeking a ground floor residence. Local shops and amenities are within walking distance, and excellent travel links are available via local bus routes and nearby M6, M61, and M65 motorways.

Upon entering, you are welcomed by an entrance hall that leads into the main hallway, from which most of the rooms can be accessed. The spacious front lounge/diner boasts views overlooking the nearby valley, with a dining area that can accommodate a dining table or serve as an extra sitting area/study. The kitchen is equipped with integrated appliances and a beautiful immaculate Rayburn cooker, and it offers access to the patioed rear. The bedrooms are versatile in their use, with the master bedroom and second bedroom providing front-facing views. Bedroom two features fitted wardrobes. Bedroom three is currently utilized as a dining room and has through access to the bright and airy conservatory at the rear. Completing the interior is a three-piece shower room with integrated storage.

The exterior of the home includes a professionally landscaped front garden with steps leading up to the front door. A driveway provides space for two cars and leads to a single garage. The rear features a multi-tiered patio area consisting of three levels, including a shed and a high spec workshop with power and lighting. The stunning views across Railway Park and the woodlands beyond can be enjoyed from the raised rear patio.

This delightful bungalow in Brinscall offers a serene and versatile living environment, making it a perfect home for a variety of buyers.









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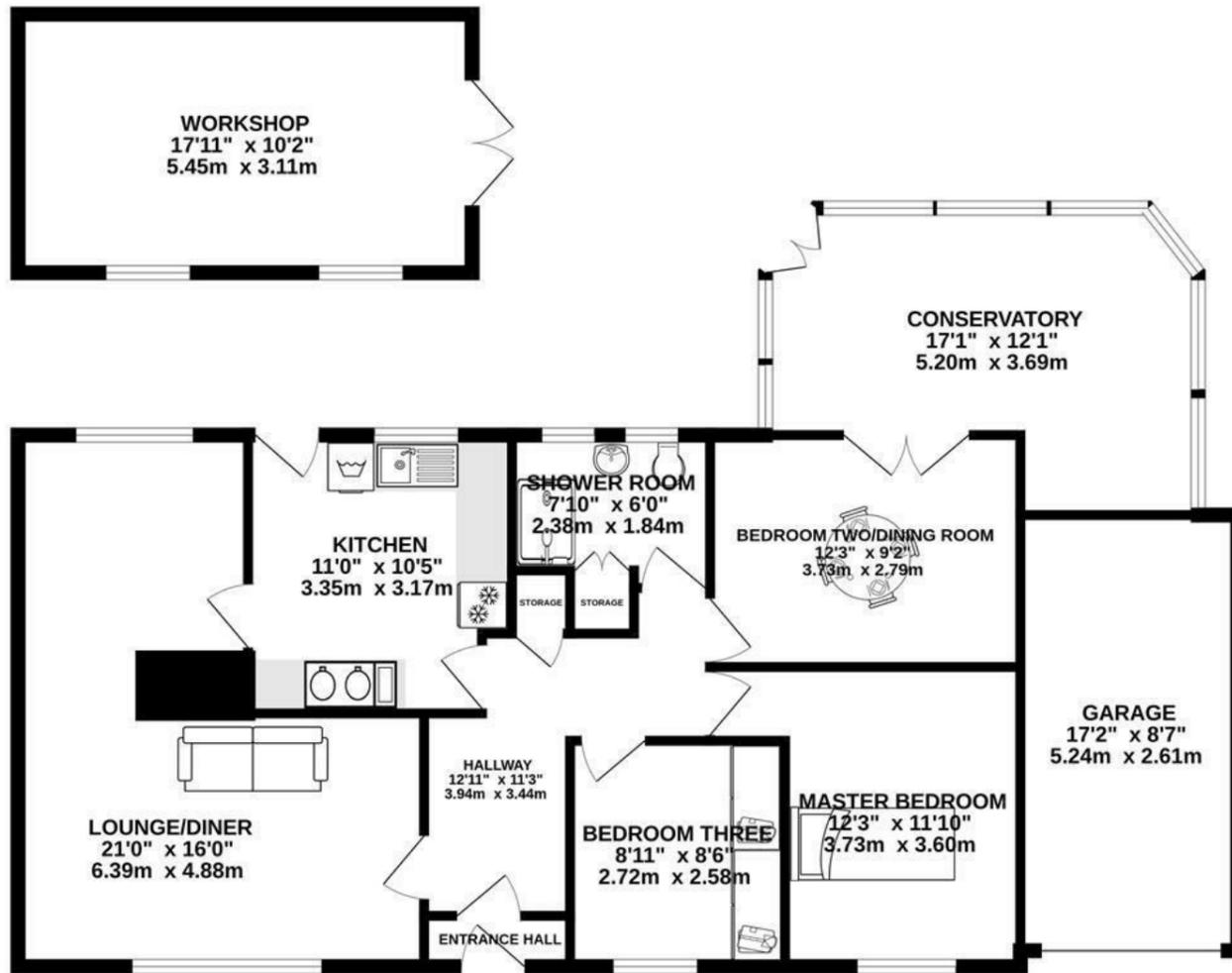








GROUND FLOOR  
1319 sq.ft. (122.6 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	
England & Wales		EU Directive 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 2002/91/EC	