

FOR SALE

13, Dick Lane, Brinscall, PR6 8QH

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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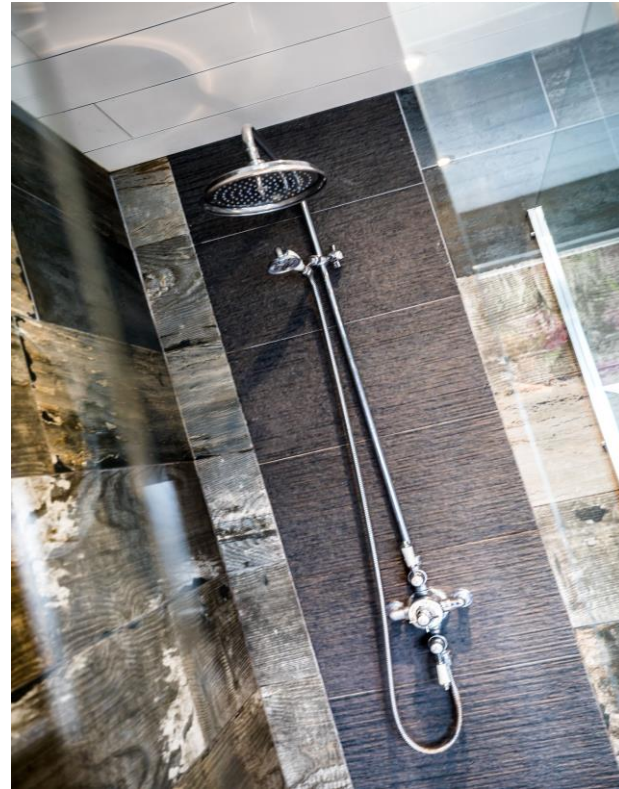
13, Dick Lane, Brinscall, PR6 8QH

Contemporary 3 bed dormer bungalow in heart of one of Chorley's most sought after villages.



- Stylish detached dormer bungalow
- Sleek contemporary presentation
- Pretty county lane & open aspects
- Landscaped rear garden
- 2/3 bedrooms and 2 bathrooms
- Lovely rural village setting
- Generous front garden & driveway
- 1550 SQ.FT.

Offering a sleek and stylish interior and a versatile layout that would make an ideal purchase for either a buyer looking for a family home or a bungalow we are pleased to offer to the market this impressive recently modernised dormer bungalow located on a pretty country lane and enjoying open aspects to the front. Brinscall is one of Chorley's favourite semi-rural villages, located on the edge of the West Pennine Moors, perfectly situated for countryside walks, excellent schools, village pubs and access to some of Lancashire's most beautiful countryside - you would certainly not believe you are only a short drive away from the M61/M65 motorways. Finished to a high specification throughout with a contemporary flair to the design the property provides flexible accommodation that can be laid out as either two or three double bedrooms depending on your requirements with bathrooms on both floors including a stunning principle bathroom which is fully tiled and fitted with a four piece suite comprising a freestanding bath and separate shower cubicle. A welcoming tiled entrance hallway leads through to a reception hall at the rear with an eye catching open plan staircase leading to the recently converted loft space. An impressive lounge with distinctive decor has two big windows to the front aspect overlooking the gardens and making the most of the nice aspects. A large open plan kitchen with living/dining space is filled with light from windows and French doors opening onto a decked terrace and rear patio perfect for outside living and dining. There is a good sized bedroom or sitting room and completing the accommodation downstairs there is a utility room and a large room currently used as a dressing room with ample built in storage but would also make an ideal home office or gym. Upstairs there are two bedrooms with the larger room boasting its own dressing room and ensuite shower. All the rooms are beautifully finished and benefit from gas central heating and double glazing. Outside the property has a generous front garden with 4-5 car driveway and a rear garden which has a stunning patio terrace spanning the full width of the property plus a private patio (that is not overlooked) and garden room where you can enjoy the late afternoon sun.



GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



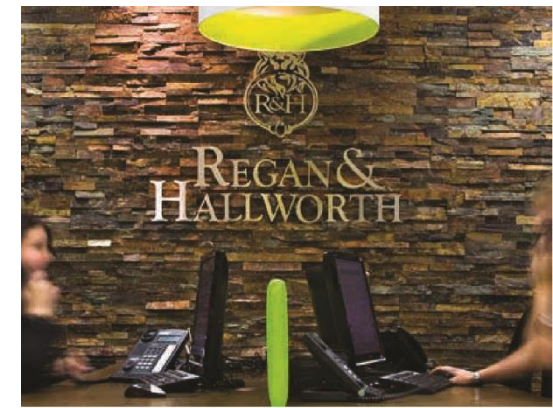
1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.

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