

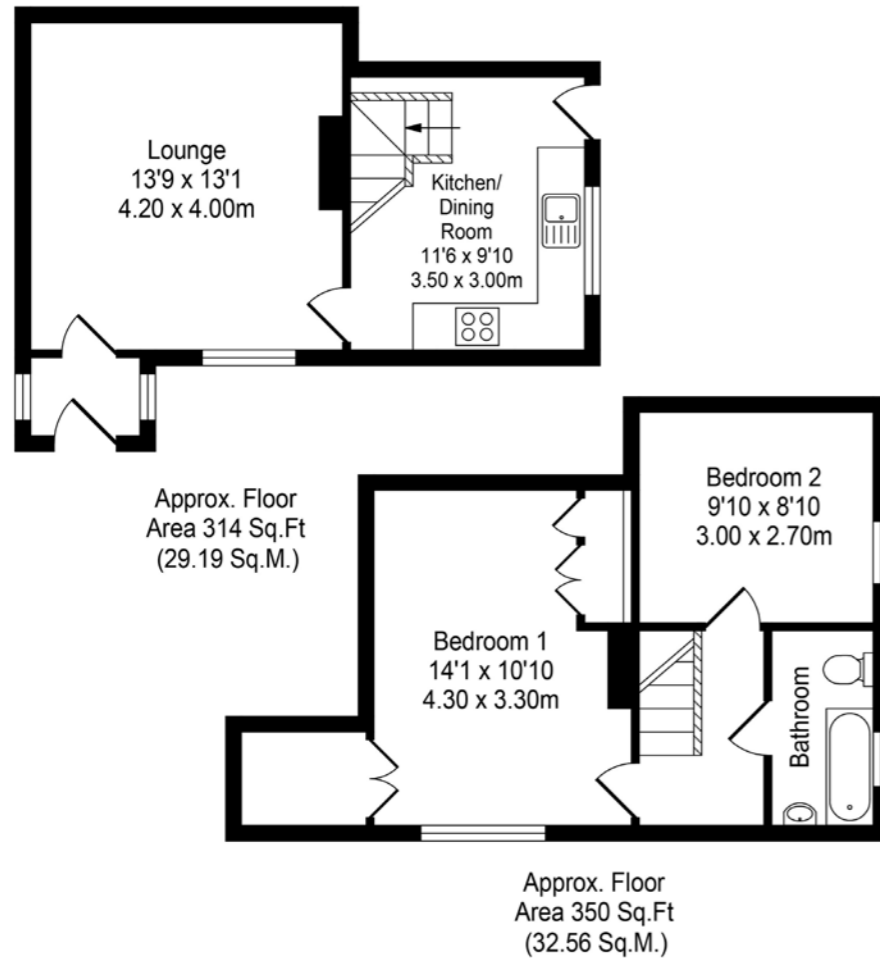


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Parbold: 01257 442789

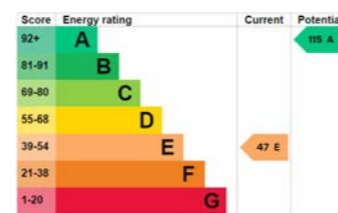
**Total Approx. Floor Area 665 Sq.ft. (61.75 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Oozing character and charm in abundance, this delightful two bedroom terraced cottage, has spacious interiors and affords gorgeous rustic accents and an excellent level of living space.

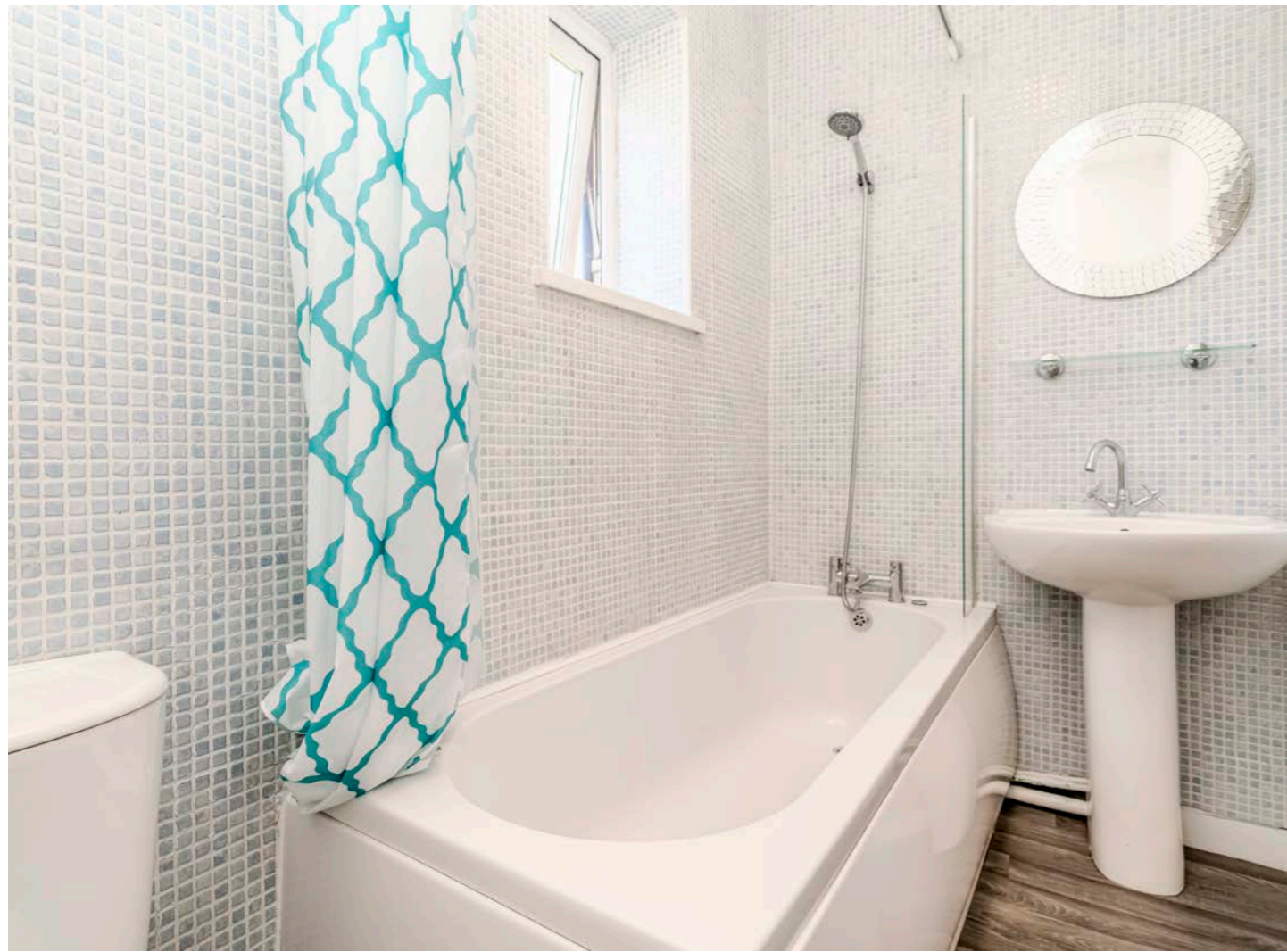
The floorplan has been well thought out, and includes, lounge, kitchen, two bedrooms and a family bathroom. One enters the accommodation via the entrance porch and into the lounge with feature fireplace, which is well lit from the window at the front. Further into the home is the kitchen, which has been thoughtfully laid out, including white wall and base units with complimentary work surfaces.

If one ventures up to the first floor, two bright and appealing bedrooms will be revealed with the master offering plenty of storage, as well as the bathroom, which is fitted with a three piece suite in classic white, consisting of WC, pedestal wash hand basin and panelled bath with overhead shower.

Externally, the property has a garden which is a lovely place to relax and unwind. The convenience of the location is also worthy of particular note, being close to a host of beautiful walks, public houses, eateries and amenities available within the pretty village of Brinscall, as well as neighbouring with the thriving commercial centres of Chorley and Bolton also within a short drive. One is also never far from a peaceful retreat, with beautiful local countryside close by.

With further benefits including full central heating system and double glazing, we would anticipate strong interest in these lovely homes and would recommend an early expression of interest to avoid disappointment.





KEY FEATURES

- Charming End Terraced Cottage
- Two Bedrooms
- Circa 665 Square Feet
- Spacious Lounge
- Full of Character
- Good Sized Rear Garden
- Beautiful Surroundings
- Village Location
- Sought After Area









THE LUXURY PROPERTY SPECIALISTS

'The Minstrels' Brinscall Terrace, Brinscall

A&P