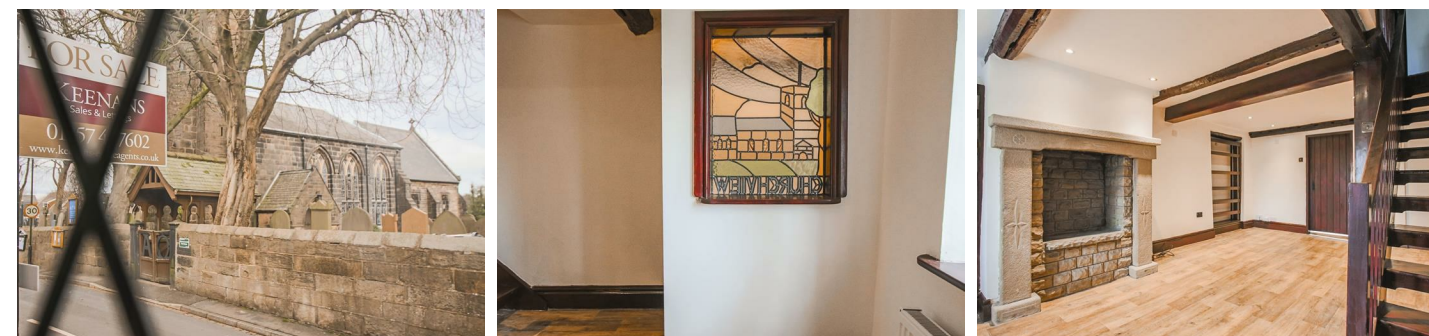




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>55</b>	
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Water Street, Brindle, PR6 8NH

### Offers Over £210,000

CHARMING TWO BEDROOM COTTAGE IN THE HEART OF BRINDLE

This delightful two-bedroom cottage is nestled in the picturesque village of Brindle, offering a peaceful and tranquil lifestyle. The property boasts original features throughout that add to its character and charm. The contemporary style kitchen and bathroom provide a modern touch to the property, while the spacious garden room offers a versatile space that can be used as a home office, a playroom, or a relaxation area. The cottage is situated in a prime location that is not overlooked, providing privacy and seclusion. The property is perfect for those who enjoy the outdoors, with plenty of opportunities for walking, cycling, and exploring the beautiful countryside. The village of Brindle is known for its friendly community, local schools and amenities, making it an ideal place to call home.

Comprising briefly; entrance via the front door to the vestibule. The vestibule leads to a spacious reception room. The reception room houses stairs to the first floor and a door leading to the kitchen. The kitchen leads to the rear of the property. The first floor houses a landing which gives access to two double bedrooms and a three piece family bathroom. Externally to the front there is on street parking. To the rear there is an enclosed yard which is home to a sizable garden room with power and lighting.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Water Street, Brindle, PR6 8NH

## Offers Over £210,000



- Tenure Freehold
- On Street Parking
- Contemporary Three Piece Bathroom Suite And Fitted Kitchen
- Easy Access To Major Transport Links
- Council Tax Band B
- Two Double Bedroom Mid Terraced Cottage Property
- Enclosed Yard Which Houses A Sizable Garden Room With Power And Lighting
- EPC Rating D
- Ideal Property For A Couple Who Enjoy The Outdoors
- Close Proximity To Local Amenities And Plenty Countryside Walks

### Ground Floor

#### Entrance

Via a hard wood door to vestibule.

#### Vestibule

3'3 x 2'10 (0.99m x 0.86m)

Stained glass window, meter box, wood effect lino and hard wood door to reception room.

#### Reception Room

19'5 x 12'1 (5.92m x 3.68m)

UPVC double glazed window, two central heating radiators, stone fireplace, exposed beams, stairs to first floor, door to kitchen, wood effect lino and spotlights.

#### Kitchen

8'9 x 8'6 (2.67m x 2.59m)

UPVC double glazed window, white wood wall and base units, marble effect surfaces, space for fridge freezer, space for oven, extractor hood, farmhouse sink with mixer tap, wood effect lino and door to rear.

### First Floor

#### Landing

9'8 x 5'6 (2.95m x 1.68m)

Loft access, doors to two bedrooms and bathroom.

#### Bedroom One

12'5 x 9'9 (3.78m x 2.97m)

UPVC double glazed window, central heating radiator, exposed beam and storage cupboard.

#### Bedroom Two

6'5 x 5'10 (1.96m x 1.78m)

Freestanding bath with mixer tap, central heating towel rail, extractor fan, dual flush WC, vanity top wash basin with mixer tap, LED mirror and wood effect lino.

### External

#### Front

Property not overlooked.

#### Rear

Enclosed patio garden with garden room

#### Garden Room

11'6 x 11'3 (3.51m x 3.43m)

Six UPVC double glazed windows, spotlights and wood effect laminate floor.

