



## Chapel Street, Brinscall

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom terraced home, located in the charming village of Brinscall, Lancashire. Ideal for families and first-time buyers, this property enjoys a peaceful yet well-connected setting. Brinscall offers a welcoming community atmosphere, with nearby local shops, cafes, and schools, while beautiful countryside walks are only a stone's throw away. For commuters, the area is well-served by reliable bus links to nearby towns, and access to the M61 and M65 motorways provides convenient routes to Preston, Blackburn, and beyond.

As you step through the porch, you'll enter a spacious and cozy lounge featuring a central fire, perfect for gathering around on cooler evenings. Beyond the lounge lies the dining room, a versatile space enhanced by an inbuilt shelving unit that adds both charm and functionality. Continuing through, the kitchen is fitted with ample storage, offering plenty of space for meal preparation and featuring practical under-stair storage, ideal for keeping household items neatly out of sight.

On the first floor, you'll find three well-sized bedrooms, each filled with natural light and providing adaptable space for family or guests. The family bathroom is finished with a classic three-piece suite, offering all the essentials in a bright and tidy setting that caters to both family and individual needs.

To the rear of the home is a secluded garden, a private outdoor retreat perfect for relaxing or entertaining. The property also benefits from being extremely well insulated with cavity wall insulation and double glazing throughout. This space is well-suited for enjoying the warmer months and offers an inviting area for personal touches. Altogether, this home presents an excellent opportunity to enjoy comfortable living in a desirable location, ideal for first-time buyers or families looking to settle into the heart of Brinscall.





















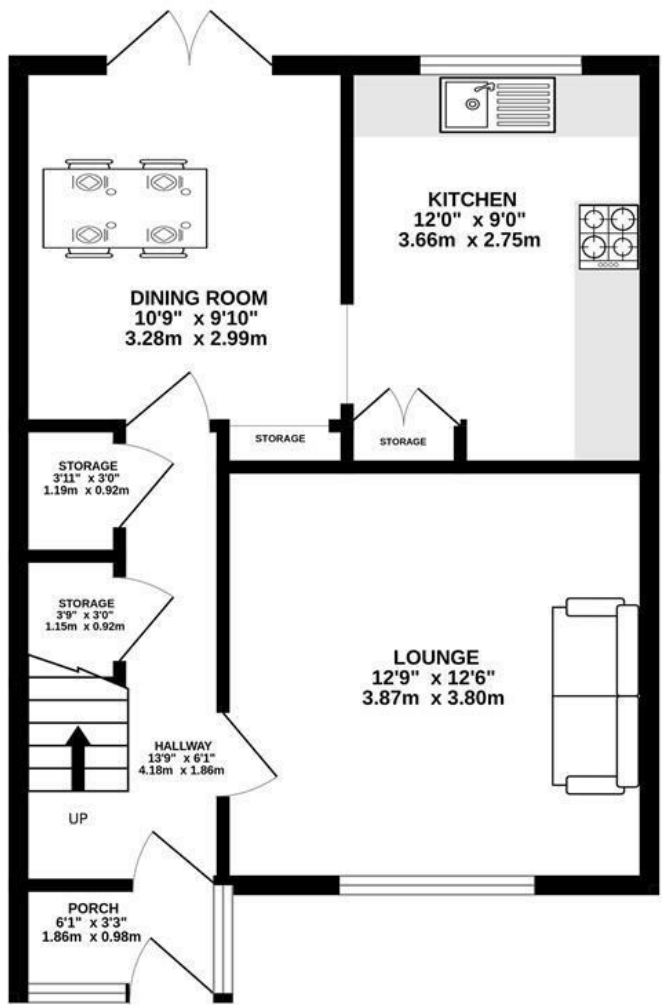




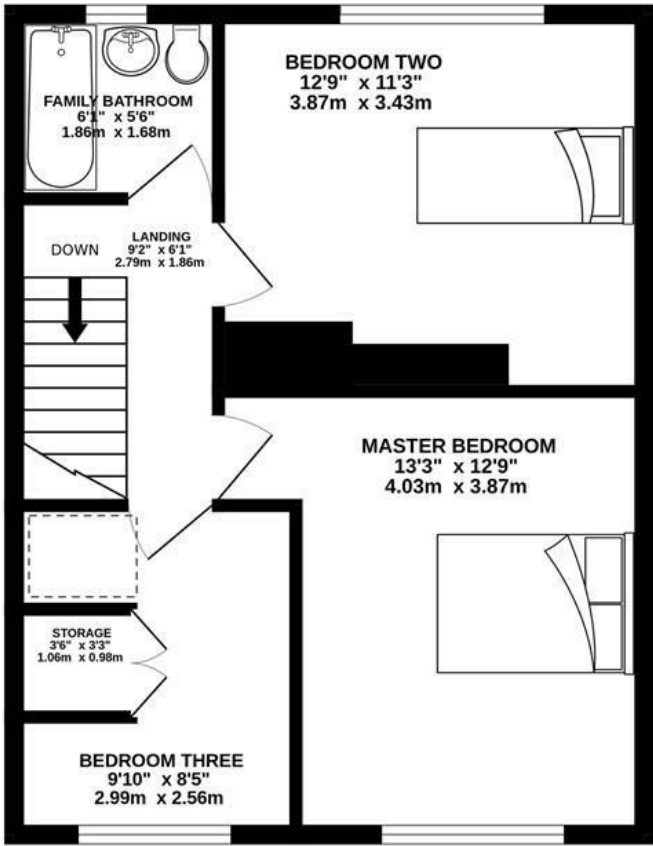


# BEN ROSE

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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.  
Made with Metropix ©2024



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	72	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		
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

