



Sandy Lane, Brinscall, Chorley

Offers Over £549,995

Ben Rose Estate Agents are delighted to present to market this one of a kind, three bedroom detached home, situated on an enviable plot in the sought after village of Brinscall. This would be an ideal family home offering plenty of versatile space throughout and being within the catchment area of good schools. The property is located only a short drive to Chorley town centre and is surrounded by superb local shops, restaurants and amenities with fantastic travel links via the nearby M6, M65 and M61 motorways, whilst still enjoying views of the Lancashire countryside and stunning countryside walks straight out of the front door .

Internally, the property briefly comprises of a vestibule leading into the welcoming entrance hall where access to all ground floor rooms can be found. To the front of the home lie two double bedrooms and the lounge. Both bedrooms are large enough to comfortably fit double beds and furnishings and benefit from front facing bay windows allowing for ample light. The Lounge is of a good size and features an additional bay window and log burning fireplace.

Moving through the second hall, to the rear of the home you'll find the master bedroom comprising of a three piece en-suite. Next you'll find the generously sized four piece family bathroom with travertine tiles and heated flooring, Jacuzzi bath and wall TV, plus separate shower. Located at the end of the hall you'll find access to the gorgeous open plan kitchen/sitting room.

This generous space forms the heart of the home and provides access to the garden via a set of trifold doors. The kitchen boasts an abundance of worktops, induction hob with in-built extractor and integrated appliances with a large island/breakfast bar for four.

Adjacent to the kitchen lies an additional sitting area with potential for use as a dining room.

The property also benefits from having newly fitted flooring throughout.

Towards the end of the kitchen you'll find stair access to the converted loft, This generous space is ideal for an additional bedroom or guest room benefitting from a two piece ensuite.

To the front of the home is an extensive driveway for multiple cars which is also big enough for a large motorhome or caravan. Whilst to the rear a gorgeous landscaped garden with low maintenance artificial grass, a large garden shed and electric/remote doors to the large garage and workshop which is ideal for other uses including gym, home office, etc, and also a car port.

The property also benefits from having previous planning permission for second floor with balcony.



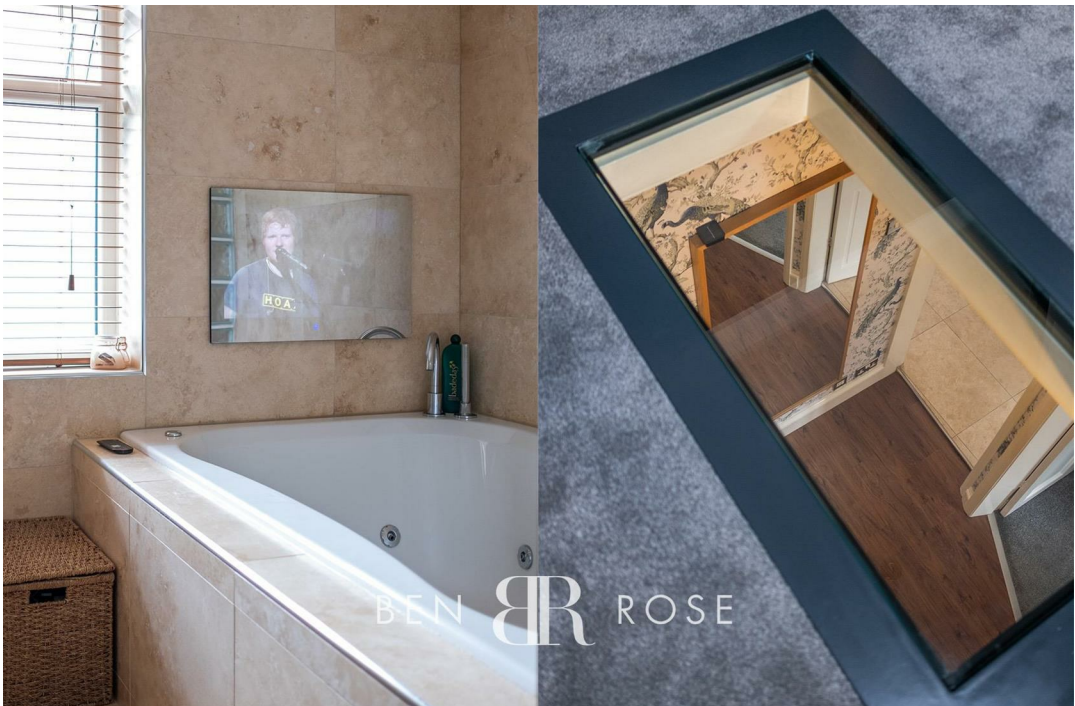






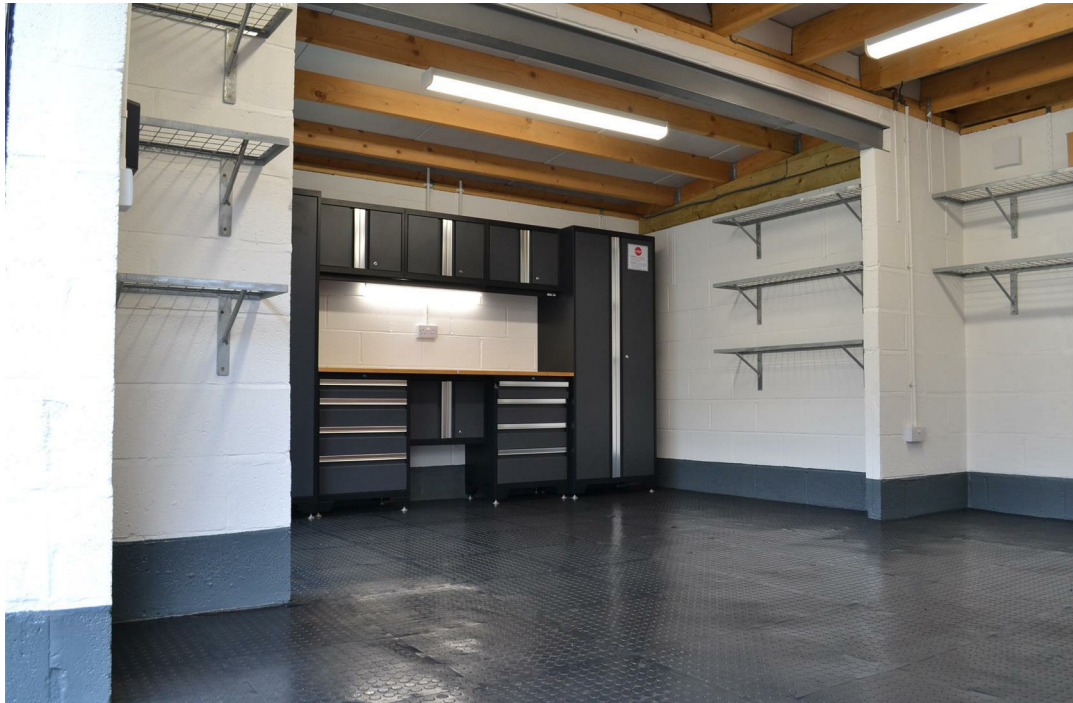






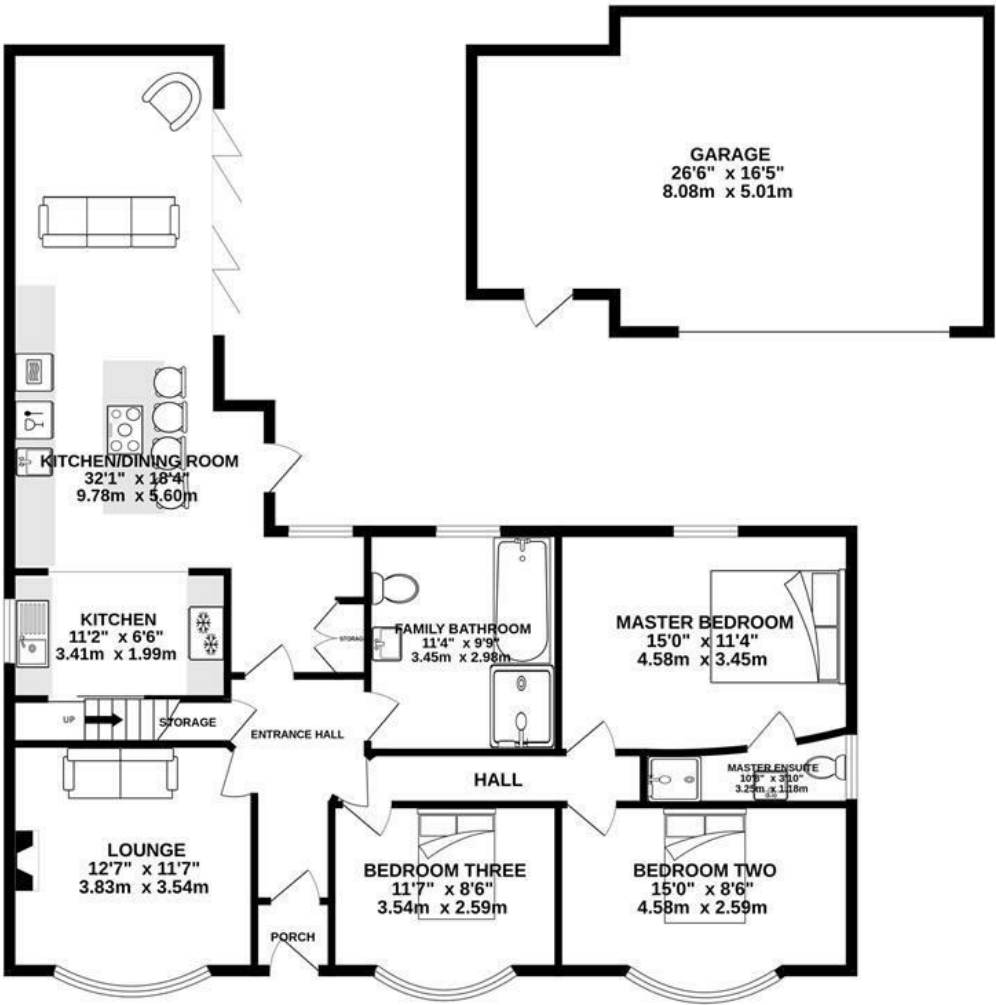




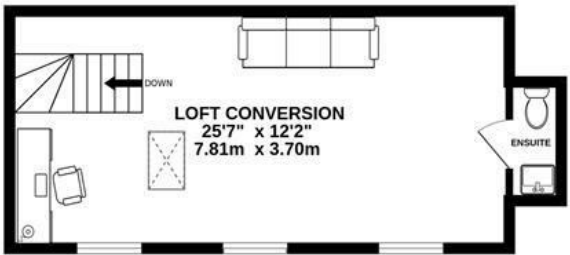


BEN ROSE

GROUND FLOOR
1678 sq.ft. (155.9 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 2006 sq.ft. (186.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

