



Maple Avenue, Brinscall, Chorley

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to the market this delightful two-bedroom detached bungalow with No Chain, located in the highly sought-after area of Brinscall, Chorley. Ideally positioned just a short drive from Chorley town centre, the property offers easy access to excellent local schools, shops, and amenities, along with fantastic travel links via nearby train stations and the M6 and M61 motorways. This charming home presents a wonderful opportunity for those seeking a comfortable living space in a scenic location. Viewing at your earliest convenience is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the inviting entrance hallway, from which the majority of rooms can be accessed. To the right, you'll find the spacious lounge, featuring a charming multi-fuel fire and a large window overlooking the front aspect. Across the hallway is the modern kitchen/diner, fitted with integrated appliances, including a newly installed fridge/freezer, double oven/grill, hob, and dishwasher. This space also offers ample room for a dining table.

From the kitchen, you can access the delightful garden room, a versatile space perfect for relaxing or entertaining, with double patio doors leading directly to the garden. The home boasts two double bedrooms, one of which is currently used as an additional sitting room/dining room, adding flexibility to the layout. The master bedroom benefits from integrated storage, enhancing functionality. Completing the internal offering is a modern three-piece bathroom, equipped with an over-the-bath waterfall shower and underfloor heating, which is also featured in the kitchen.

The home also features a boarded loft with light and power, easily accessible via a convenient pull-down ladder.

Externally, the front of the property includes a well-maintained garden and a paved driveway providing off-road parking, leading to the attached half garage. The garage is equipped with light and power, offering convenient storage space. To the rear, the generously sized garden features a neatly maintained lawn, garden shed, greenhouse, a gazebo, external log stores, a raised patio area, and raised vegetable beds, ideal for gardening enthusiasts.







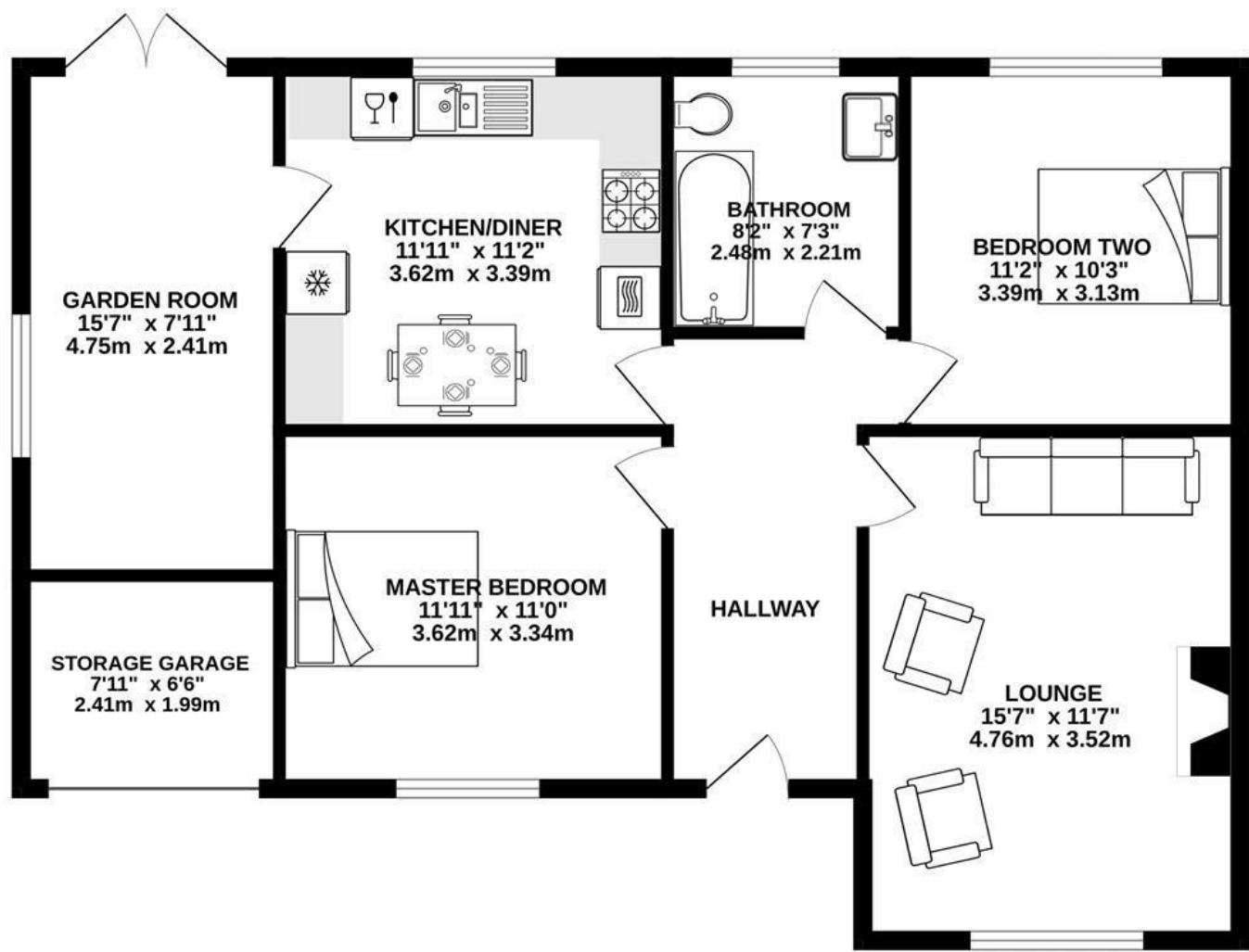






BEN ROSE

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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 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		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		
	68	
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
		