



## Urban View, Brinscall, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom semi-detached house in the highly sought-after area of Brinscall. In need of modernisation, this lovely family home offers great potential and features a spacious garden and off-street parking. Ideally located, it provides easy access to nearby amenities, stunning countryside, and the motorway network, making it a perfect choice for both families and commuters.

Upon entering through the vestibule and hallway, the warm and inviting atmosphere of the home is immediately apparent. The lounge, complete with a bay window and fireplace, offers a cosy space for relaxation and entertaining. The generous kitchen/diner features ample wall and base units, providing plenty of storage, and accommodates a large family dining table. Practicality is further enhanced by the utility room and under-stairs storage, with the utility leading to a WC and providing access to the rear garden.

On the first floor, the master bedroom includes built-in storage for added convenience and comfort. The second double bedroom offers ample space and views of the countryside, while the third bedroom, equipped with an airing cupboard, presents versatility as a home office or study. The spacious family bathroom is fitted with both a bath and a standalone shower, catering to a variety of needs.

Externally, the property boasts a large, private rear garden with a lawn and patio area, ideal for outdoor activities and relaxation. Situated at the end of a quiet cul-de-sac, the property benefits from a single detached garage at the end of the driveway and convenient off-street parking.

This three-bedroom semi-detached house in Brinscall combines a desirable location with a spacious garden and substantial potential, making it an ideal choice for families looking to create their dream home.

























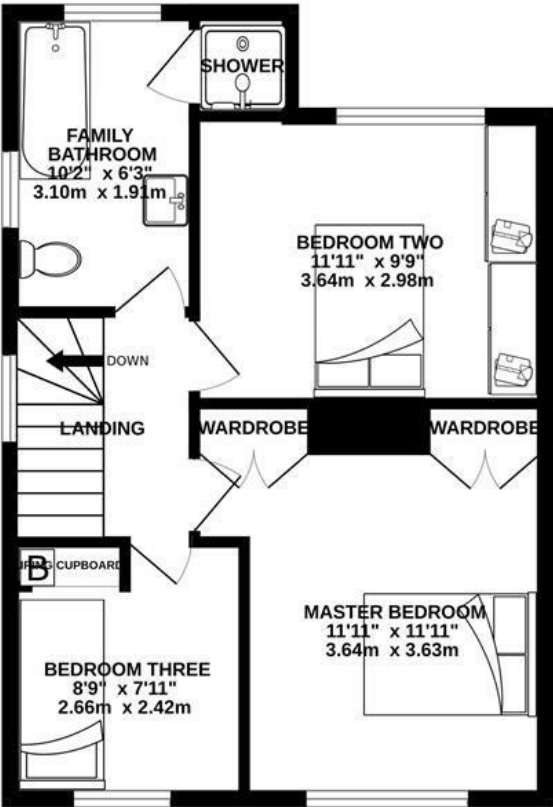


# BEN ROSE

GROUND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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		

