



Railway Road, Brinscall, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom end terrace property, situated in the sought-after village of Brinscall, Lancashire. Offered to the market with NO CHAIN, this charming home combines character features with stylish modern finishes, making it an ideal purchase for first time buyers looking for a property ready to move straight into. Nestled within a popular village setting surrounded by scenic countryside, the home enjoys convenient access to a range of local amenities including shops, cafés, schools, and leisure facilities, while nearby Chorley town centre offers further retail and dining options. Excellent travel links are available via nearby bus routes, train stations in Chorley and Adlington, and easy access to the M61 and M65 motorways, making commuting towards Preston, Bolton, Manchester, and surrounding Lancashire towns highly convenient.

Stepping into the home, you are welcomed by a bright reception hall with the staircase located off. To the front is the inviting lounge, featuring a stunning fireplace with a true multi-fuel burner that creates a warm and cosy focal point. Double doors lead through to the spacious dining room, another impressive reception space complete with its own Gazco gas log burner and French doors opening onto the rear yard, allowing plenty of natural light to flow through. The dining area also benefits from a partially open plan layout into the modern fitted kitchen, which has been thoughtfully designed with integrated appliances such as a gas hob and an electric oven, with ample worktop and storage space, perfectly suited for modern day living and entertaining.

To the first floor is an open landing giving access to all three bedrooms, with each room benefiting from integrated storage solutions to maximise practicality and space. The accommodation is completed by a beautifully presented four-piece family bathroom featuring a freestanding bath alongside a separate shower, finished to a high standard to create a luxurious feel throughout.

Externally, the property benefits from on road parking positioned to the front and side of the home. To the rear is a landscaped yard offering a low maintenance outdoor space ideal for relaxing or entertaining, with convenient access to the side street. Combining tasteful renovation work, charming character features, and a desirable village location, this is a wonderful opportunity for first time buyers seeking a stylish home in Brinscall.













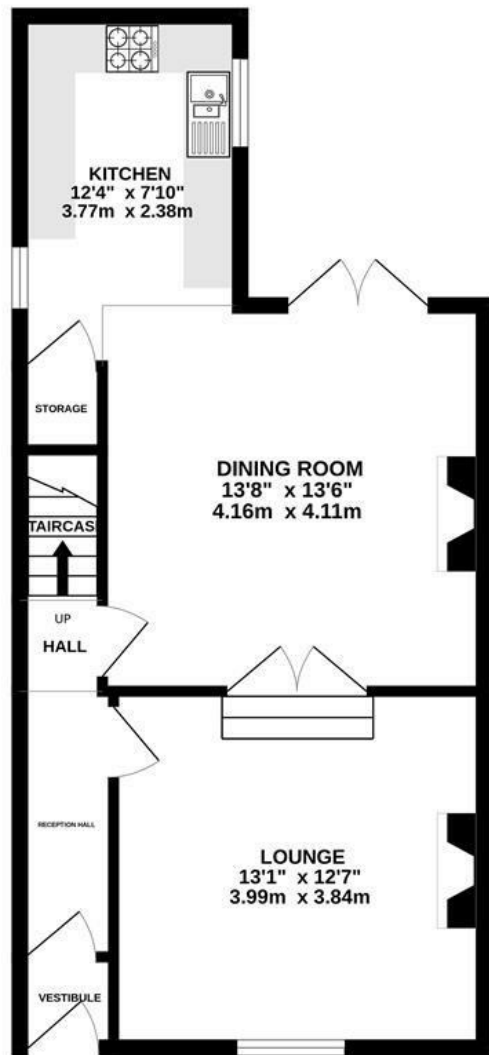




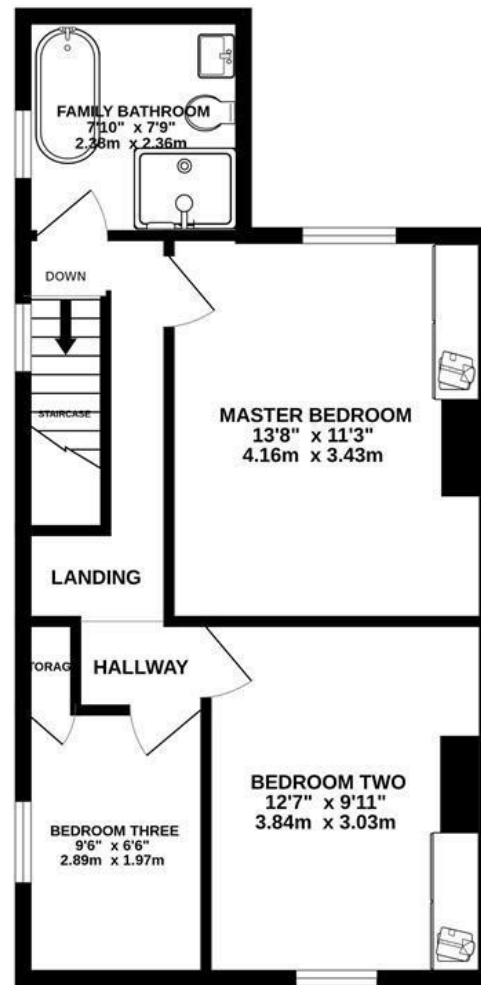




GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.

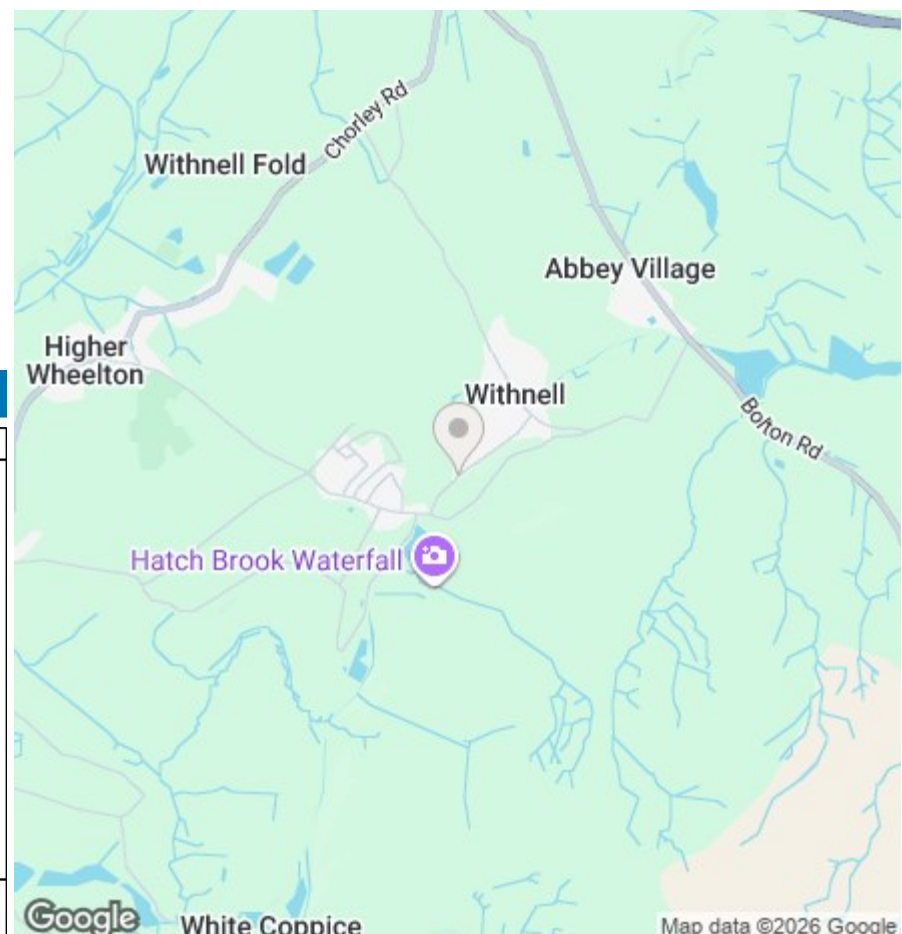


TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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		
(81-91) 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 (CO₂) 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	