



## Brindle Street, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, ideally situated in a popular residential area of Chorley, Lancashire. Neutrally decorated throughout, the property offers a stylish yet comfortable living space, making it an excellent choice for families, couples, and first-time buyers alike. The home is conveniently located close to Chorley town centre, providing easy access to a wide range of local shops, supermarkets, restaurants, pubs, and reputable schools. Excellent transport links are on hand, including a nearby rail service with direct routes to Preston and Manchester, as well as frequent bus services to Preston, Blackburn, and Wigan. The M6 and M61 motorways are also within easy reach, offering superb connectivity to surrounding areas including Preston and Leyland.

Upon entering the property, you are welcomed into an entrance hall that leads through to a spacious lounge at the front of the home. This inviting room is enhanced by a feature bowed burner effect electric fire, creating a cosy focal point. To the rear, the kitchen dining room boasts a modern fitted kitchen with ample workspace and storage, alongside space for dining and direct access to the garden. Off the kitchen, a useful utility room and convenient WC add practicality to the ground floor layout.

Upstairs, the first floor comprises a generous master bedroom, a second well-proportioned double bedroom, and a third single bedroom, ideal for use as a nursery, guest room, or home office. The accommodation is completed by a modern, fully tiled family shower room finished to a high standard.

Externally, the property features a gravel driveway providing off-road parking for up to three vehicles. To the rear, there is a large enclosed garden with high fencing, a mainly lawned area, and side access through a useful wooden storage space. This home offers a fantastic opportunity in a desirable location.













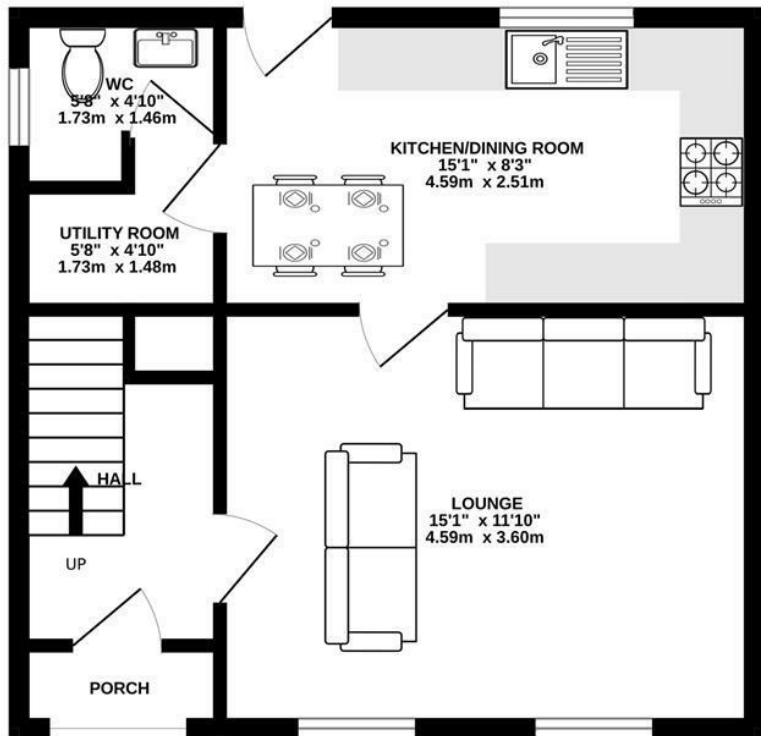




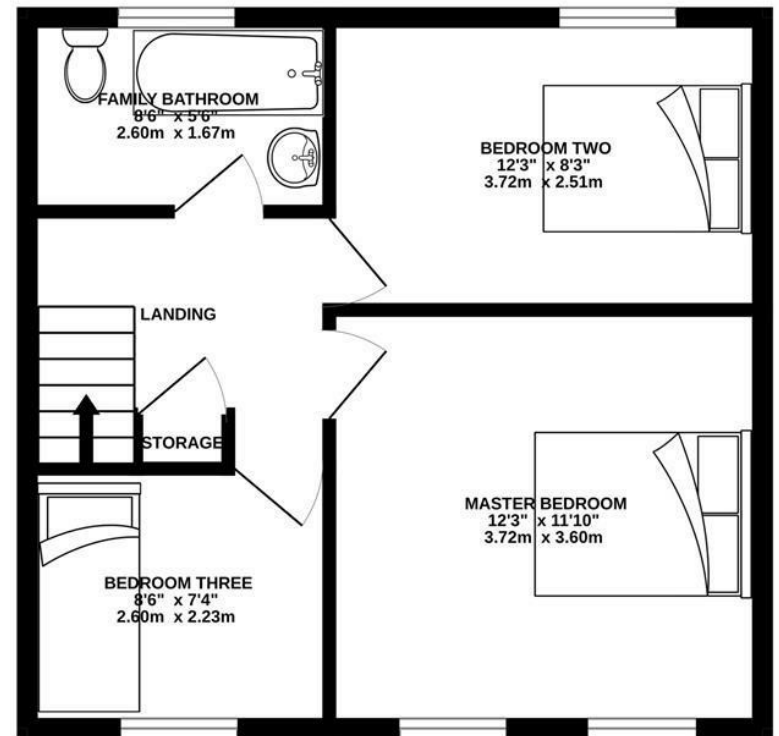




GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

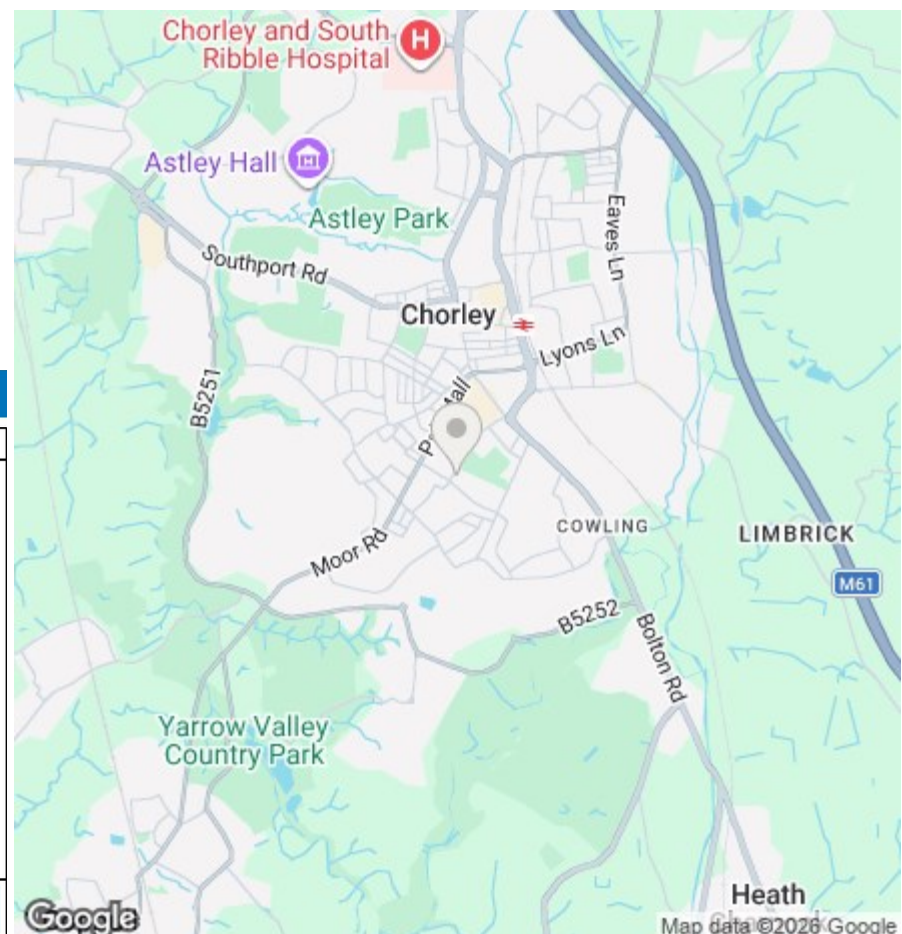


TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>78</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	