

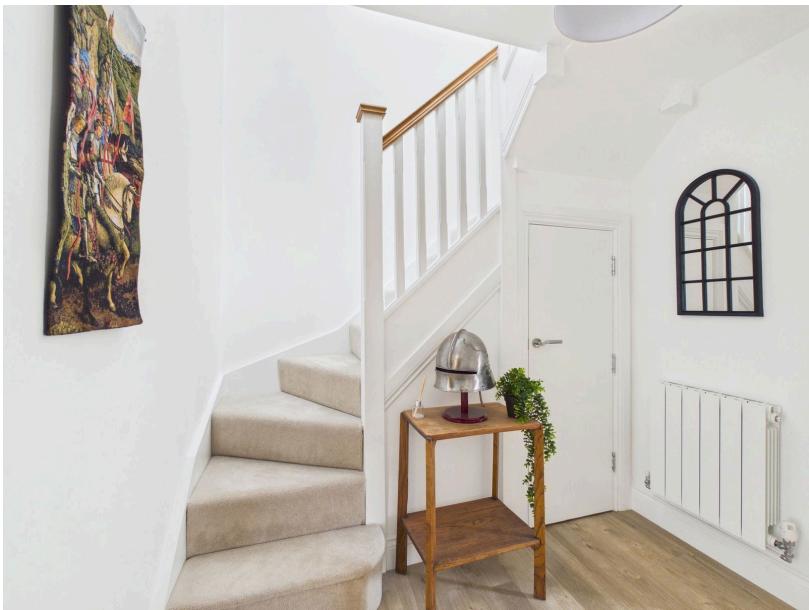


**Ian Anthony**  
The Estate Agents

Chisnall Brook Close, Downholland, L39 7AB

£325,000

 3  2  1



- Semi-detached barn conversion
- High specification throughout
- Bright dual aspect lounge
- Versatile three bedroom layout
- Beautiful semi-rural village setting
- Stunning shaker style kitchen
- Principal bedroom with ensuite
- Private enclosed rear garden





Brook House is a stunning three-bedroom semi-detached barn conversion finished to an exceptional standard, perfectly blending contemporary luxury with everyday comfort. Set in the sought-after village of Downholland, it offers peaceful semi-rural living with easy access to Ormskirk, transport links and local amenities.

Inside, the home features a stylish shaker kitchen with quartz worktops, utility and WC, a bright dual-aspect lounge, three well-proportioned bedrooms, en-suite to the principal, a modern family bathroom, and an enclosed rear garden ideal for relaxing or entertaining.



Approximate total area<sup>(1)</sup>  
953 ft<sup>2</sup>  
88.5 m<sup>2</sup>

(1) Excluding balconies and terraces

General dimensions are EC2 1992  
BC Standard. Measurements are  
approximate and not to scale. This  
floor plan is not to scale and is an illustration  
only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	111
(81-91)	B	81
(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

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