



46 School Lane, Brinscall, Chorley, PR6 8QP  
Offers in excess of £169,995

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom terraced house, situated in Brinscall. Benefiting from a popular semi-rural location, modern decor throughout, this property is the perfect opportunity to get onto the property ladder.

The living accommodation briefly comprises of; spacious lounge and modern kitchen on the ground floor. To the first floor, 2 bedrooms and modern shower room.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Council tax band - A

## GROUND FLOOR

### Lounge 13'9" x 10'6" (4.21m x 3.21m)

High quality wood effect laminate flooring with log burner and front door to private yard

### Kitchen 14'4" x 7'10" (4.39m x 2.39m)

Tile flooring with access to the rear of the property. A range of fitted kitchen units, worktop and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

### Bedroom 11'5" x 9'4" (3.50m x 2.87m)

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

### Bedroom 9'10" x 7'11" (3.00m x 2.42m)

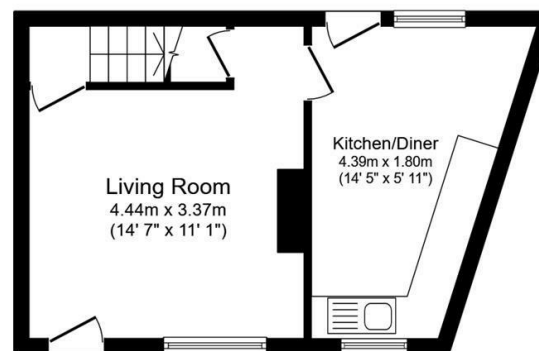
Carpet flooring with window to the side elevation, fitted wardrobes and blind

### Shower room

Tile flooring with 2 piece bathroom suite in white, walk in showering enclosure, spotlighting and radiator

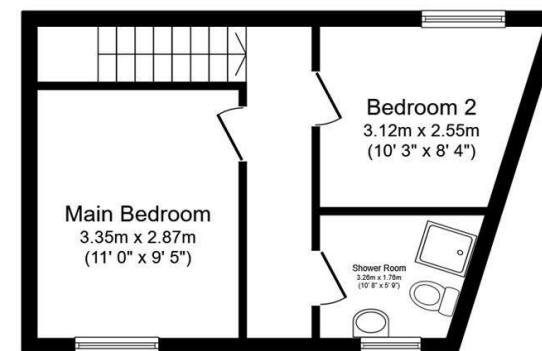
### EXTERNAL

Private yard to the front of the property with side access for storage of bins.



Ground Floor

Floor area 28.9 sq.m. (311 sq.ft.)



First Floor

Floor area 28.9 sq.m. (311 sq.ft.)

Total floor area: 57.8 sq.m. (622 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)