



Smithy Close
Brindle, Chorley

- **Beautifully Presented Link-Detached Bungalow**
- **2 Double Bedrooms**
- **2 Reception Rooms and Conservatory**
- **Fitted Kitchen**

For Sale £365,000
EPC Rating 'D'





Property Description

- * Beautifully Presented Link-Detached Bungalow in The Highly Desirable Village of Brindle
- * Driveway Parking for 2 Vehicles With Detached Garage and Landscaped Gardens
- * Recently Improved Throughout, Including a New Roof, Upgraded Bathroom, and Stylish Décor

This attractively presented link-detached bungalow is situated in a sought-after area of Brindle and offers well-proportioned, single-level accommodation that has been thoughtfully upgraded by the current owners.

The property is approached via a driveway providing off-road parking for two vehicles, leading to a detached garage. A neat front garden enhances the kerb appeal and sets the tone for the well-maintained accommodation within.

Entry is via a porch into a central hallway, providing access to all principal rooms. The living room, positioned at the front of the property, is a bright and



welcoming space featuring a focal fireplace and double doors that open into the dining room, creating an excellent flow for both everyday living and entertaining.

A fitted kitchen, which is equipped with cream shaker-style cabinetry, complementary work surfaces, an integrated electric oven and hob, and space and plumbing for a dishwasher. The layout is both practical and visually appealing.

To the rear, a conservatory provides additional living space and enjoys views over the garden, with direct access outside. This room also offers space and plumbing for a washing machine and tumble dryer, making it a versatile and useful addition to the home.



The bungalow offers two well-proportioned double bedrooms, both tastefully decorated, along with a modern three-piece bathroom suite, which has been recently replaced and finished to a high standard.

Externally, the property boasts an enclosed rear garden, thoughtfully refined by the current owners and featuring a summer house, ideal for relaxation, hobbies, or home working. The garden is private, well maintained, and perfect for enjoying the outdoor space.



The current owners have undertaken a number of significant improvements, including:

Replacement of the roof

Installation of a new bathroom

Upgraded décor throughout

Addition of a summer house

Refinement and landscaping of the gardens



Overall, this is a turn-key bungalow in a prime location, ideally suited to buyers seeking a well-maintained home in a peaceful and desirable village setting.





Ground Floor Building 1

Approximate total area⁽¹⁾
 108.7 m²
 1170 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		