



School Lane, Brinscall, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, set across three floors and ideally located in the sought-after village of Brinscall. Surrounded by stunning countryside, this home enjoys a semi-rural feel while still being within easy reach of local amenities, including shops, pubs, and reputable schools. Excellent travel links are close by, with Chorley train station only a short drive away, regular bus routes serving the area, and quick access to the M61 and M6 motorways for journeys into Preston, Bolton, and Manchester. Notably, the property also benefits from being a stone's throw from Lodge Bank, offering picturesque walks, a pond, and a children's play area, making this a fantastic location for families and first-time buyers alike.

Stepping into the home, you are welcomed into a bright vestibule that connects directly to the staircase and leads into the spacious front lounge. The lounge offers a warm and inviting feel, complete with a feature fireplace and log burner, as well as access to a useful under-stair storage area. Moving through, the generous dining room provides ample space for a family dining table and flows seamlessly into the rear kitchen, creating a brilliant open feel that's perfect for both everyday living and entertaining. From here, there is also direct access out to the garden.

To the first floor, you'll find three well-proportioned bedrooms, each filled with natural light. The master bedroom is a particularly unique feature of this home, benefiting from a separate dressing room that steps down into the bedroom area and also incorporates a convenient shower space. Completing this floor is the three-piece family bathroom, fitted with an over-bath shower. The home continues onto the second floor, where a versatile loft room provides the perfect spot for a home office, hobby room, or additional storage, with easy access to the eaves.

Externally, the property offers on-road parking to the front. To the rear is a private garden with a seating area, perfect for relaxing in the warmer months. At the end of the terrace row, a pathway provides direct access to Lodge Bank with its scenic walks and recreational space, an added benefit for those who enjoy the outdoors.

This delightful home is full of character, well-presented throughout, and perfectly located, making it a wonderful opportunity for first-time buyers to step onto the property ladder in a highly desirable area.



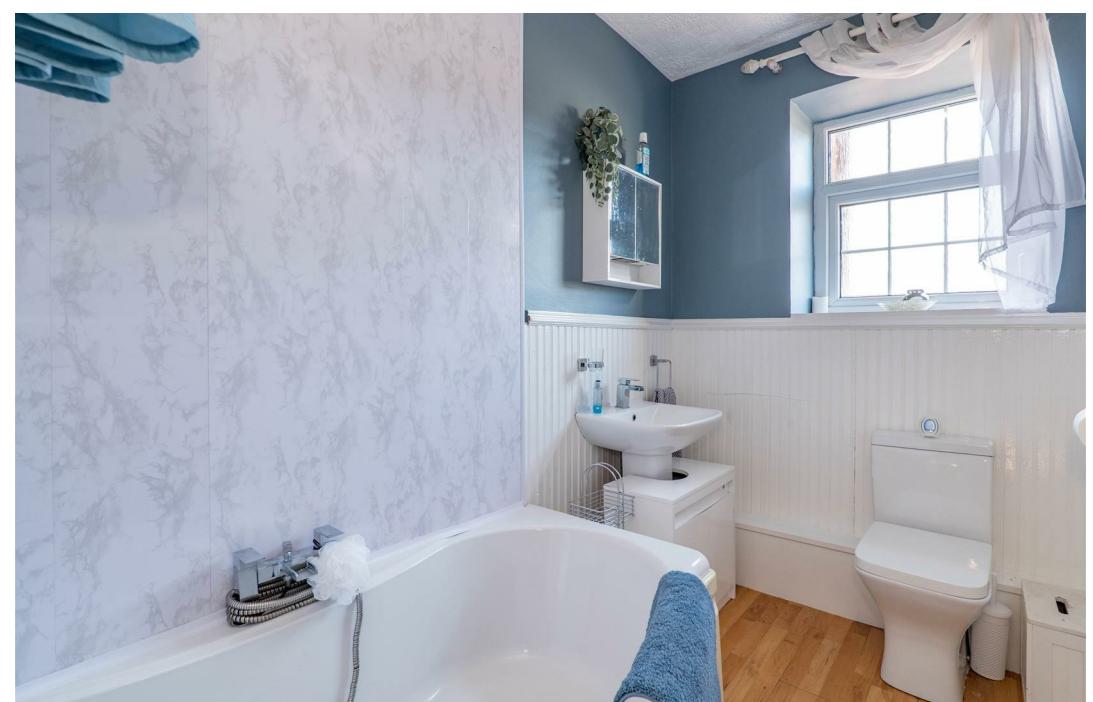
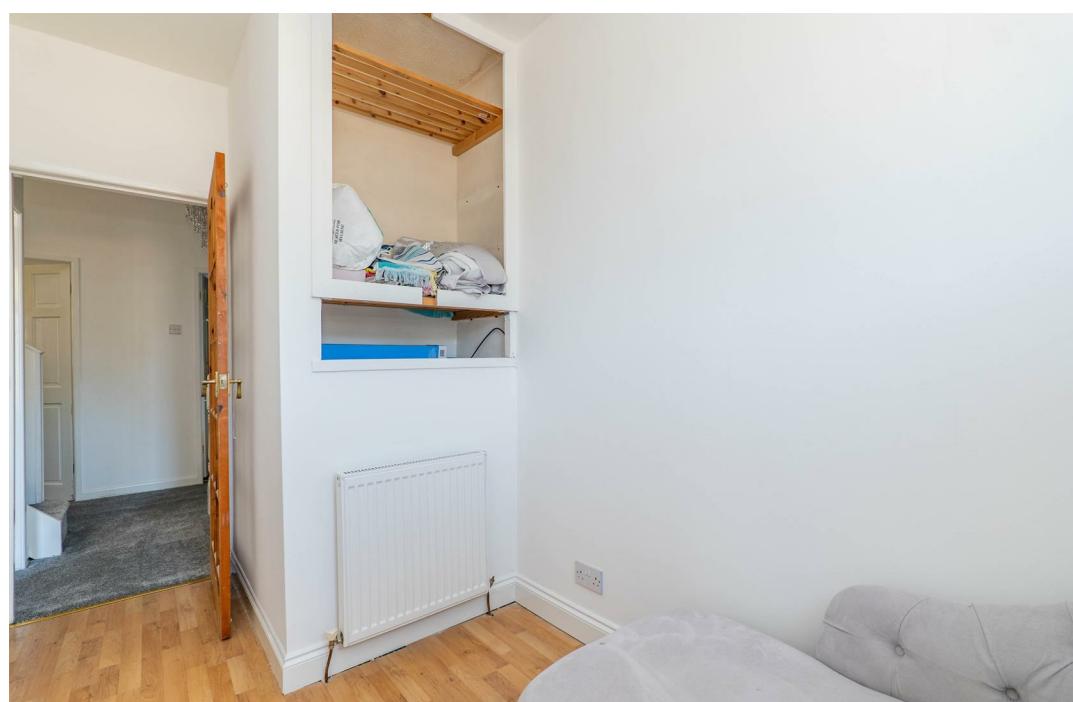


















BEN ROSE

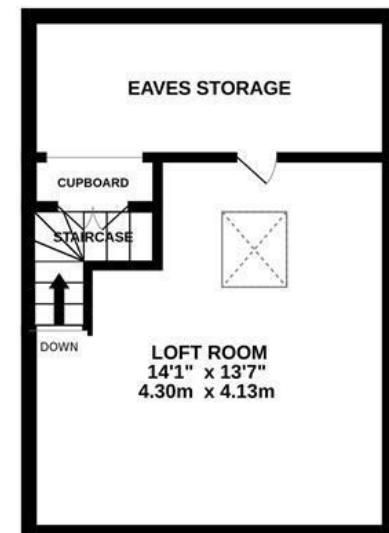
GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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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	

