



## Railway Road, Brinscall, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to the market this delightful two-bedroom mid-terraced home in the much sought after area of Brinscall, Chorley. The property is ideally situated just a short drive away from Chorley town center, offering easy access to superb local schools, shops, and amenities. Fantastic travel links are also at your disposal, with nearby train stations and the M6 and M61 motorways, making commuting a breeze. This charming home presents a wonderful opportunity for first-time buyers and those seeking a comfortable living space within a sought-after location. We highly recommend viewing at your earliest convenience to avoid any potential disappointment.

Welcomed into the home, the bright and airy lounge boasts a front-facing window that fills the space with natural light. A cozy log-burning fire adds warmth and character, creating a welcoming atmosphere. From here, you have convenient access to the stairs leading to the upper floors and the rest of the ground floor rooms.

The dining room is generously sized and offers a bay window that not only enhances the room's aesthetics but also invites sunlight to fill the space. Another log-burning fire complements the ambiance, creating a perfect setting for gatherings and family meals. Under the staircase, you'll find additional storage space, catering to your organizational needs.

Continuing through, the dining room provides access to the kitchen, a space that combines functionality with practicality. Ample worktops offer room for culinary endeavors, and there's plenty of space for freestanding appliances. The kitchen also grants easy access to the rear garden, allowing for seamless indoor-outdoor living.

Moving to the first floor, you'll find two double bedrooms that provide comfort and tranquility. The master bedroom comes with fitted wardrobes, catering to your storage needs, and an additional storage cupboard over the stairs. The second bedroom, also a double, boasts built-in storage space, providing a clutter-free living environment. Completing the first floor is the three-piece family bathroom, complete with a bath and an over-the-bath shower.

Outside, this property continues to impress. The good-sized garden, primarily flagged throughout, offers a low-maintenance outdoor space perfect for various activities. Enclosed by a brick wall, the garden provides privacy and a sense of security, whilst on-road parking is available to the front of the property, ensuring convenience for residents and visitors.

In summary, this charming two-bedroom home presents an opportunity that combines comfort, practicality, and a sought-after location. With its inviting living spaces, convenient amenities, and easy access to transport links, this property is a perfect fit for first-time buyers and those seeking a cozy, well-connected home. Don't miss the chance to make this delightful property your own – schedule a viewing today.





















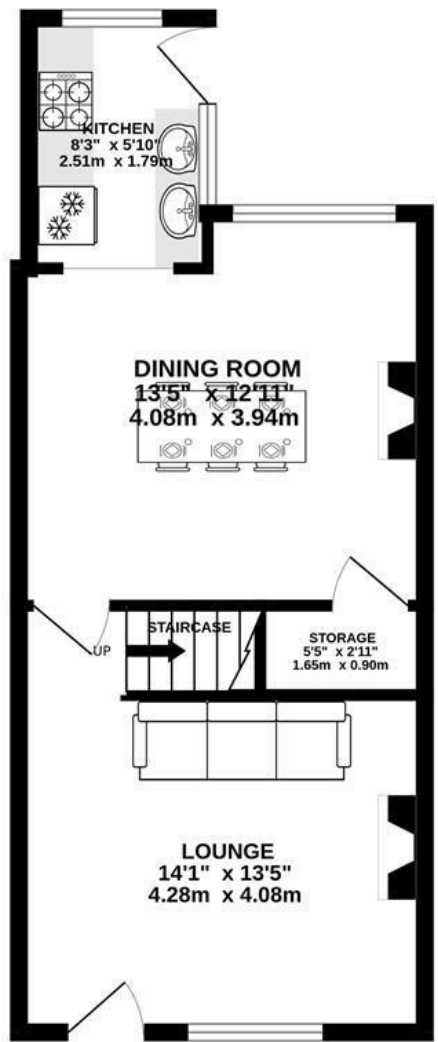




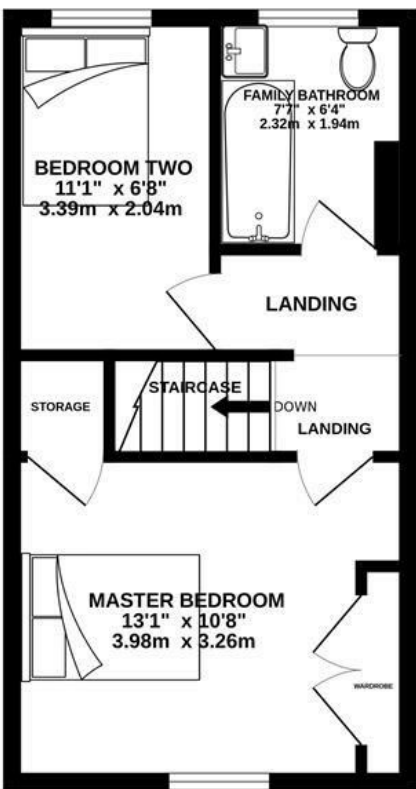


# BEN ROSE

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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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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) A                                 | <div>65</div> | <div>84</div>                                                                                                  |
| (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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                                  |
|-----------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                        |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                                                  |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |

