



Maria B Evans Estate Agents Limited

Briardene, Butterworth Brow, Chorley PR7 2NP

Offers in the region of £499,950



- Detached true bungalow positioned within a generous plot
- Welcoming entrance hallway opening into the kitchen-diner
- Separate, spacious reception room
- Light-filled conservatory to the rear with serene garden views
- Three ground floor bedrooms
- Four-piece family bathroom
- Detached, brick-built single garage
- Generous gardens to the front and rear
- Parking for multiple vehicles on Tarmacadam driveway
- No onward chain

Welcome to market Briardene on Butterworth Brow, a property that has never before been on the market and occupies a wonderfully peaceful position at the end of a no-through road. This charming and attractive bungalow is set within beautifully maintained gardens to both the front and rear, with the added benefit of a paddock beyond. Inside, well-proportioned accommodation includes three bedrooms, a spacious reception room, a kitchen-diner, conservatory, and a family bathroom. Further features include a detached single garage, ample off-road parking, and convenient access to local amenities. Opportunities to acquire a property on Butterworth Brow are exceptionally rare; most have never been sold and those that have, have remained in the same ownership for over 40 years, speaking to the desirability of the location.

Home sweet home...

A low stone wall spans the frontage and continues to the side, neatly bordering the tarmacadam driveway which extends to the rear garden and offers generous parking. To the right, an attractive front garden is laid mainly to lawn, complemented by planted borders and shale areas, all framed by mature hedging and shrubs to create a private approach. The garden is tiered, with a paved pathway leading to the front entrance.



The property opens into a welcoming vestibule ideal for removing coats and shoes and featuring laminate flooring and a convenient storage cupboard housing the utility meters. An internal door with opaque glazed panels leads into the hallway, finished with the same flooring and warmed by a radiator.



Light, bright and beautiful...

From here, the space flows into the well-appointed kitchen-diner, fitted with a range of cream, high-gloss finish wall and base units and topped with Formica worktops. Integrated appliances include a refrigerator, freezer, and washing machine, alongside a stainless-steel sink with etched drainer positioned beneath a window overlooking the rear garden. An oven and grill, four-point induction hob with extractor hood above finish the kitchen. A breakfast bar provides casual seating, while ample space remains for a dining area.



Bi-fold doors open into a delightful conservatory, a sun-filled space enjoying tranquil garden views. This room features a tiled floor, television point, and fan light, with French doors providing direct access to the garden.



The main reception is generously proportioned and accessed via a timber sliding door. It boasts a large picture window to the front, along with wall and pendant lighting, a television point, and radiators. A striking slate-effect fireplace with a coal-effect fire forms a charming focal point, extending to one side to incorporate a display alcove.



Restful retreats...

The bedrooms are positioned on the opposite side of the property. The principal bedroom is a well-proportioned double, featuring two single wardrobes flanking the bed space with additional over-bed storage and a further double wardrobe with a mirrored frontage opposite offering excellent storage throughout. A window to the front provides pleasant views over the garden.



The second bedroom, currently arranged with a single bed, benefits from a full wall of fitted furniture comprising two double wardrobes and two drawer units, one topped of which is topped with a mirror to create a practical vanity area. This room also includes a television point and a window overlooking the rear garden.



Bedroom three is a comfortable single room with a front-facing window, pendant light, and a radiator.



These rooms are served by a four-piece family bathroom, fully tiled and fitted with a bathtub, Mira electric shower with glazed sliding doors, a vanity wash hand basin,

and a close-coupled w.c. Two opaque windows and recessed downlights allow natural light to fill the room.



The garden spot...

The gardens at Briardene are a true highlight of the property. Accessed via either a single or the double wrought-iron gates to the side of the property, a tarmacadam driveway continues through to the rear, leading to a detached single garage. The garage is fitted with an up-and-over door, three windows, and benefits from power and light.



The rear garden begins with a paved patio, perfect for al fresco dining and enjoying the sunny, south-facing aspect. From here, a tiered, flagged pathway leads through a beautifully maintained lawn where a decorative well forms a charming focal point, planted with vibrant, blooming flowers. A greenhouse and storage shed add further practicality, while the first part of the garden concludes with a shale area featuring additional planting, enclosed by timber fencing and bordered by conifers and mature shrubs.



The second section of the garden offers a generous expanse of lawn, providing a versatile space that can be incorporated into the main garden or adapted to suit a variety of uses. Backed by established trees, this area enhances the sense of space and privacy, creating an impressively large plot and increasing the opportunity to extend the property whilst still enjoying ample gardens space.



On your doorstep...

Superbly positioned, Briardene remains conveniently close to local amenities whilst enjoying peaceful surroundings. A wide range of local convenience shops are within walking distance, including small supermarkets and independent retailers, all within approximately 0.2–0.4 miles. For more extensive shopping, Chorley town centre is close by, offering major supermarkets, banks, cafés, and high street shops. This can be accessed by the frequent local bus services, and, for wider transport, Chorley railway station offers links to Manchester, Preston and beyond. For families, there is a selection of schools such as Chorley All Saints CE Primary School and St Gregory's Catholic Primary School nearby whilst higher education options include Southlands High School and St Michaels CE High School.

Residents can also enjoy the peaceful Yarrow Valley Country Park beginning across the road from the property with scenic walking routes and a café.





Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is D

The Council Tax Band is D

The property is served by septic tank

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095
W: www.mariabevans.co.uk E: sales@mariabevans.co.uk rentals@mariabevans.co.uk
Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA