



## Water Street, Brindle, Chorley

**Offers Over £419,995**

Ben Rose Estate Agents are pleased to present to market this beautiful NO CHAIN, three-bedroom stone cottage in the highly sought-after village of Brindle. Nestled among picturesque surroundings, this charming home is located on a quiet road overlooking serene farmers' fields to the front. The cottage offers the perfect blend of countryside tranquillity with local village amenities such as restaurants, shops and even St James' Primary School next door. For those needing to commute, the home also provides easy access to the town of Chorley and benefits from excellent travel links via the nearby M65 and M61 motorways.

As you enter the property, you are greeted by a newly built entrance hall designed to serve as a practical boot room, ideal for storing outdoor gear. This leads you into the cosy front lounge, where a log burner adds a warm and inviting touch, perfect for unwinding on chilly evenings. Continuing through, you'll find the country-styled kitchen/diner, which perfectly complements the home's traditional feel. This space is equipped with an integrated dishwasher and fridge/freezer, with additional room for freestanding appliances. The kitchen also offers ample space for a dining table, making it an ideal spot for family meals. Toward the rear of the ground floor is a sizeable study, featuring an integrated desk and offering a variety of potential uses, whether as a playroom, or a quiet reading nook.

Moving upstairs, the first-floor landing showcases a stunning exposed stone feature wall, beautifully highlighted by the clever use of lighting from the Velux windows above. The master bedroom continues the theme of rustic charm, with its own exposed stone wall and fitted wardrobe. This room also boasts lovely views of the front fields, offering a peaceful retreat at the end of the day. The master has access to a Jack & Jill styled family bathroom, complete with a freestanding bath and a walk-in shower, providing both luxury and convenience.

Externally, the property features a gated driveway at the front, offering parking space for up to two cars, alongside a well-maintained front lawn. You'll also find a lovely seating area here to take in the surroundings. To the rear, there is a convenient raised terrace with ample space for a shed, perfect for storage.

In summary, this delightful stone cottage offers a unique blend of character, comfort, and modern convenience in an idyllic village setting, making it an ideal family home.

















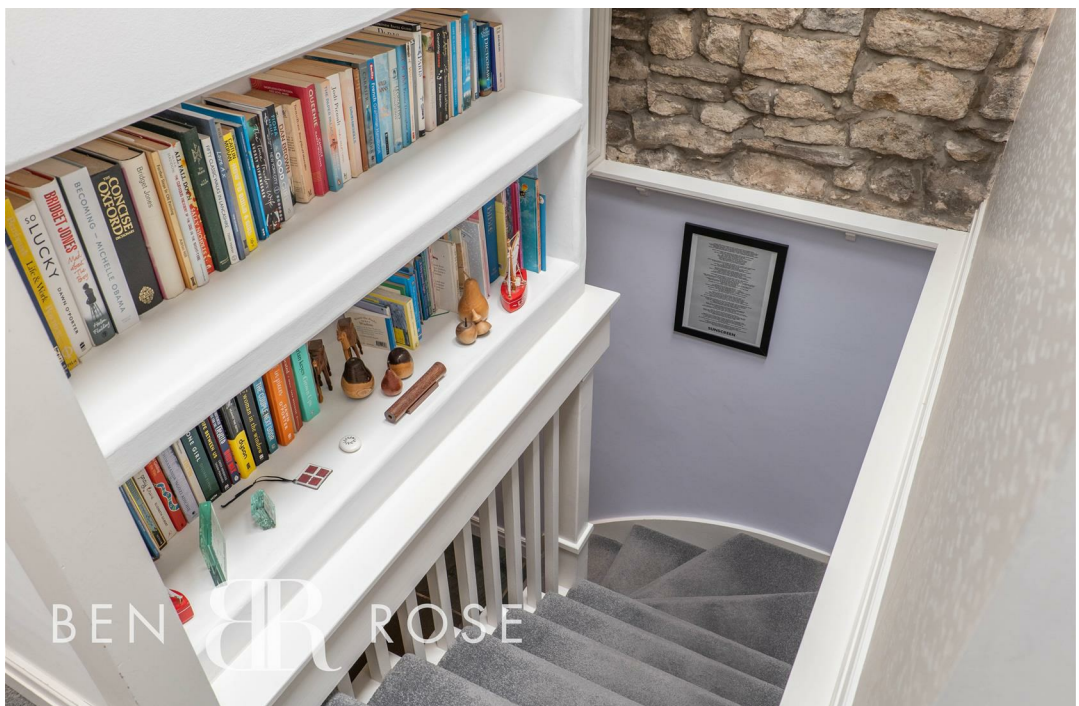




































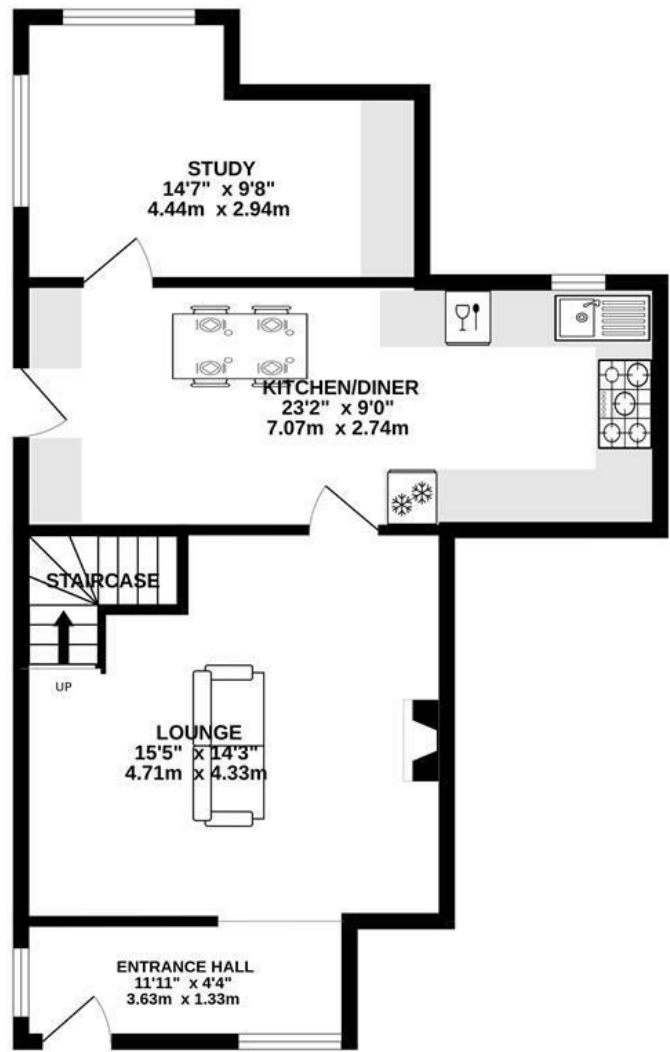




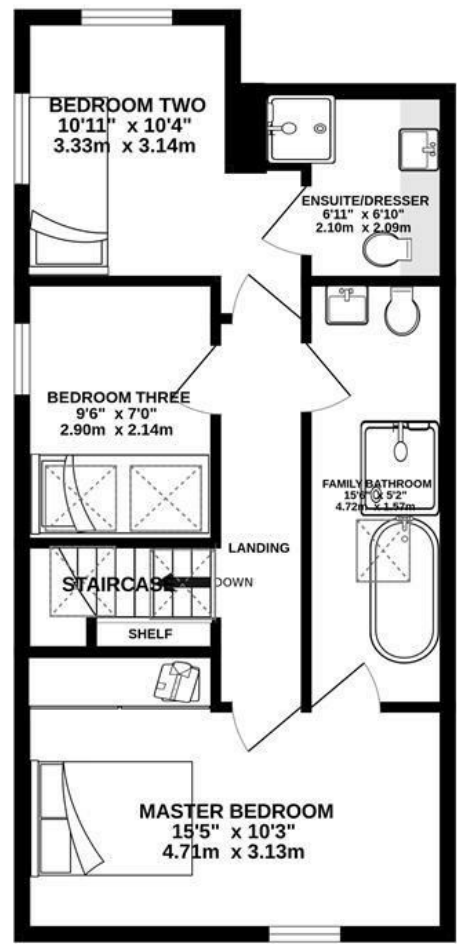


# BEN ROSE

GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.






TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<div>England &amp; Wales</div> <div>EU Directive 2002/91/EC </div>		

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

