BEN ROSE



Hartington Road, Brinscall, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming stone-built cottage-style mid-terrace home, ideally suited to couples and young families looking to settle in the sought-after village of Brinscall, Chorley. Blending characterful original features with modern conveniences, the property offers spacious accommodation throughout, with two generous reception rooms, a well-appointed kitchen and two double bedrooms. Situated on a quiet side street, this delightful stone cottage enjoys a pleasant village setting with the surrounding Lancashire countryside close at hand, making it an appealing choice for those seeking a balance between rural charm and everyday convenience. Brinscall offers a range of local amenities, with further shops, supermarkets, schools and leisure facilities available in nearby Chorley and the surrounding villages. The area is particularly well placed for outdoor enthusiasts, with the scenic Roddlesworth and Anglezarke countryside within reach, offering excellent opportunities for walking and exploring. For commuters, Chorley railway station provides services towards Preston and Manchester, while nearby bus routes and convenient access to the M61 and M65 motorways make travelling throughout Lancashire and beyond straightforward.

Upon entering the property, you are welcomed by a useful vestibule which leads directly into the spacious lounge. This inviting reception room retains plenty of character, featuring an original stone fireplace that provides an attractive focal point and offers scope for buyers to create a cosy living space. Continuing through the home, there is access to the staircase leading to the first floor, along with the equally generous dining room. Offering ample room for a large family dining table, this versatile space is ideal for entertaining guests, enjoying family meals or hosting special occasions. An original fireplace with a decorative tiled finish adds further charm and character to the room. Towards the rear of the property, useful understairs storage provides a practical solution for keeping household essentials neatly tucked away, before leading into the modern fitted kitchen. The kitchen is equipped with multiple integrated appliances, alongside ample cupboard storage and generous worktop space, creating a functional environment for everyday cooking and meal preparation.

Moving upstairs, the first-floor landing provides access to two well-proportioned double bedrooms, both benefiting from built-in wardrobes to help maximise storage and keep the rooms uncluttered. The master bedroom is particularly impressive in size, offering plenty of space for a full range of bedroom furnishings and creating a comfortable retreat at the end of the day. The second double bedroom provides excellent flexibility for a child's bedroom, guest accommodation or a home office, depending on the needs of the new owners. Completing the accommodation is a modern three-piece family bathroom, finished to a great standard and providing a practical space for the household. A further large storage area, currently utilised as a dressing room, adds valuable versatility to the first floor and could be adapted to suit a variety of requirements.

Externally, the property is positioned along a quiet side street, offering a pleasant setting within this popular village location. To the rear, the garden features a combination of paved and gravelled areas, providing a low-maintenance outdoor space with ample room for garden furniture, making it ideal for relaxing during the warmer months or enjoying meals and drinks outdoors. A useful garden shed offers additional storage for tools, outdoor equipment and other household essentials. Combining the timeless appeal of a traditional stone cottage with spacious accommodation, charming original features, practical storage and a convenient village setting, this delightful home presents an excellent opportunity for first-time buyers, couples and young families alike. With local amenities, transport connections and beautiful countryside all within easy reach, the property offers a wonderful blend of character, comfort and everyday practicality.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW











T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW











T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW









T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





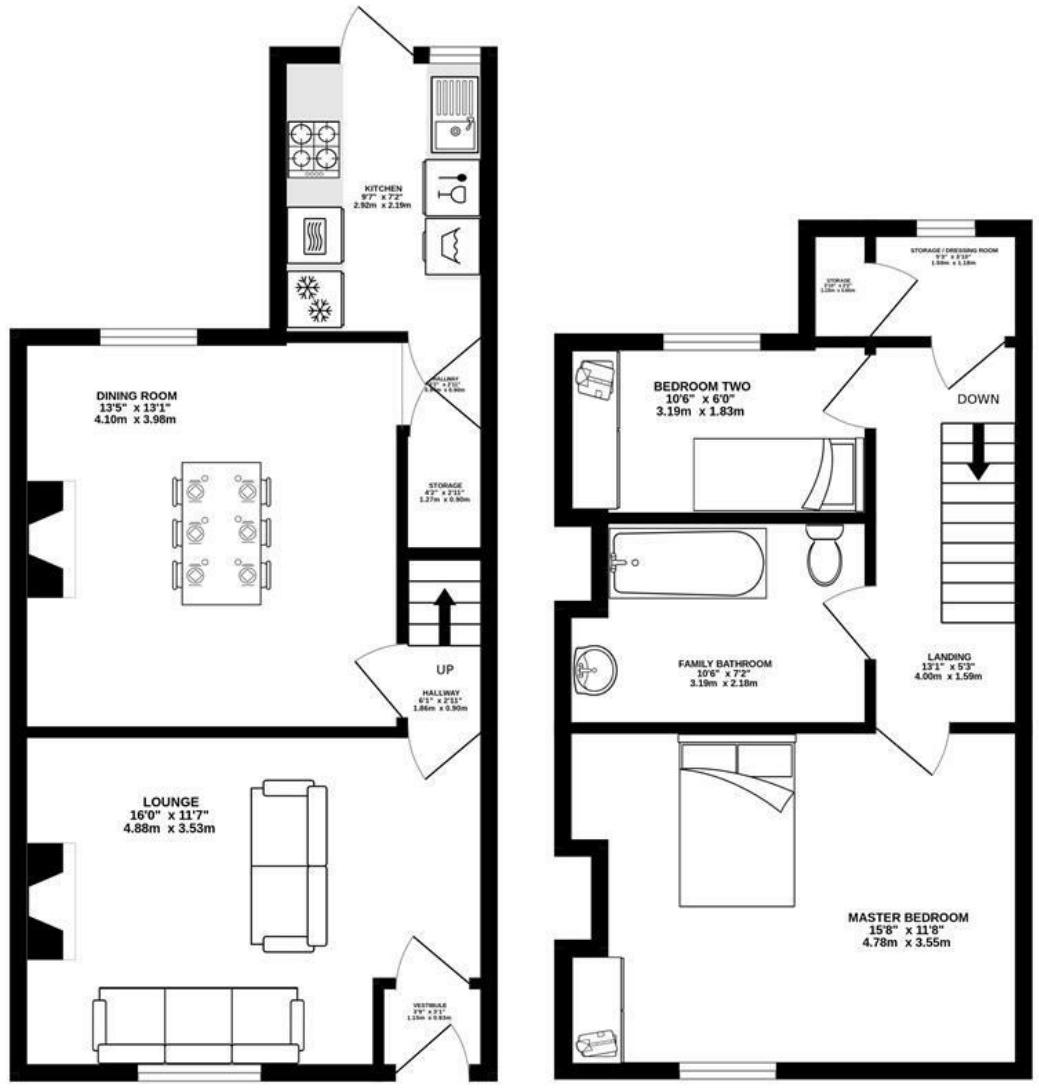


T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

BEN ROSE

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

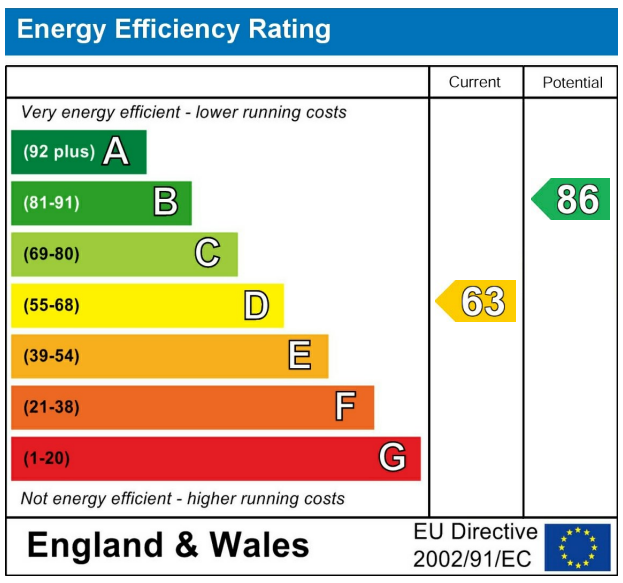


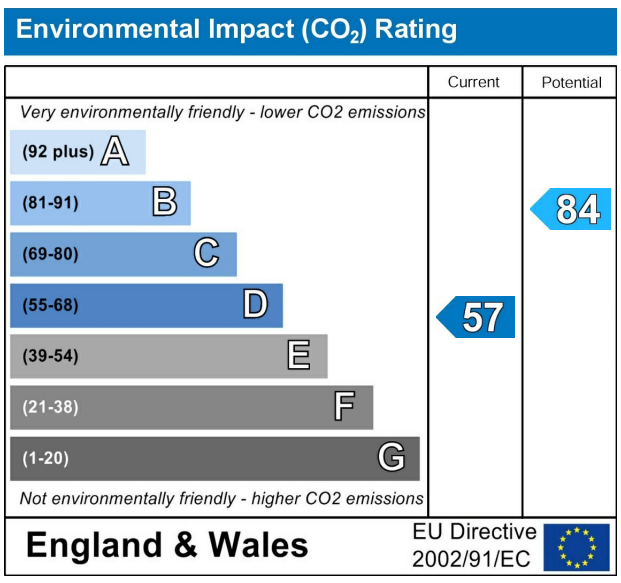
TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW