



School Lane, Brinscall

PR6 8PT

£345,000



Fabulous detached, true bungalow with gorgeous views over open countryside to the front, two double bedrooms and within easy reach of all village amenities, primary transport routes and countryside walks. With over 1,000 square feet of accommodation.

Council Tax band: D

Tenure: Leasehold

- True bungalow
- Two double bedrooms
- Beautiful views
- Spacious rear garden
- Modern kitchen and bathroom
- Multifuel stove



**HOME TRUTHS**  
SALES AND LETTING AGENT

**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

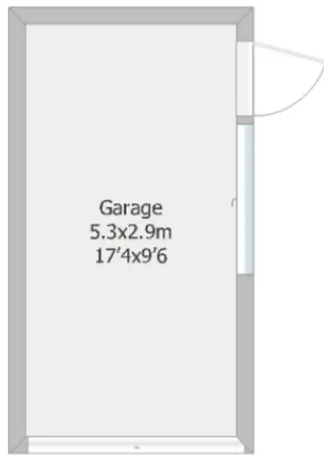
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
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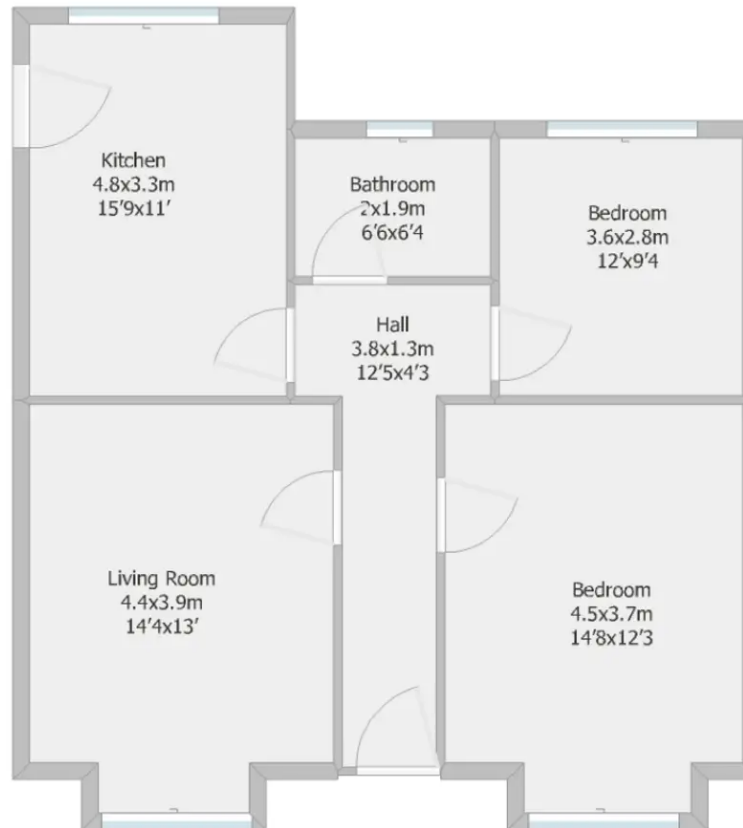


Fabulous detached, true bungalow with gorgeous views over open countryside to the front, two double bedrooms and within easy reach of all village amenities, primary transport routes and countryside walks. The driveway can accommodate several vehicles and leads past the front gardens to both the detached garage and the main entrance. Step into the welcoming entrance hallway and from there to the bay fronted living room with multifuel stove in imposing hearth to keep you nice and cosy on those long winter nights. To the rear the dining kitchen comprises a range of wall and base units with plenty of room for both dining and comfortable furniture and integrated appliances including electric hob, oven and grill with space, power and plumbing for additional appliances. Bedroom one has a bay for additional space and bedroom two has panelled walls and benefits from those lovely views. The bathroom comprises rainfall mixer shower in cubicle, panelled walls, wash hand basin and wc in vanity and ladder heated towel rail. Step outside into the southwest facing rear garden with sun terrace, upper and lower lawns with unobstructed views over open countryside towards the Lancashire Pennines. With over 1,000 square feet of accommodation, recently re rendered this spacious property has plenty to offer both inside and out.



School Lane

Ground Floor  
86.1 sq m (approx)  
926.8 sq ft (approx)



Plan is not to scale and is for illustrative purposes only. Drawn by RoomSketch.