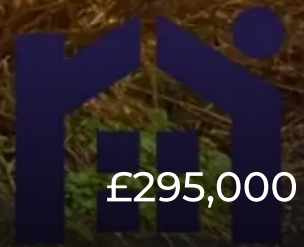




Smithy Close, Brindle

PR6 8NW



£295,000



Excellent development opportunity on a quiet cul de sac in the pretty and sought after village of Brindle. In need of full refurbishment, this detached three bedroom property offers c 1300 square feet of versatile accommodation and is available with no upward chain.

The driveway can accommodate two vehicles and leads past the garden with mature planting to both the garage and the main entrance. Step into the vestibule and from there to the entrance hallway. To the front, are the living room and a double bedroom whilst to the rear are the snug, dining kitchen and conservatory.

Completing the ground floor are the bathroom, cloakroom and garage which benefits from power, light and space and plumbing for additional appliances. Externally the well stocked garden faces south west.



To the first floor are two further double bedrooms, both with views over open countryside, and a bathroom comprising wash hand basin and wc.

Please note that there is currently no gas to the property and the central heating boiler is inoperable.

Excellent development opportunity on a quiet cul de sac in the pretty and sought after village of Brindle. In need of full refurbishment, this detached three bedroom property offers c 1300 square feet of versatile accommodation and is available with no upward chain.

Council Tax band: D

Tenure: Freehold

- Detached property
- Three double bedrooms
- C 1300 square feet of versatile accommodation
- In need of full refurbishment
- No upward chain



HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

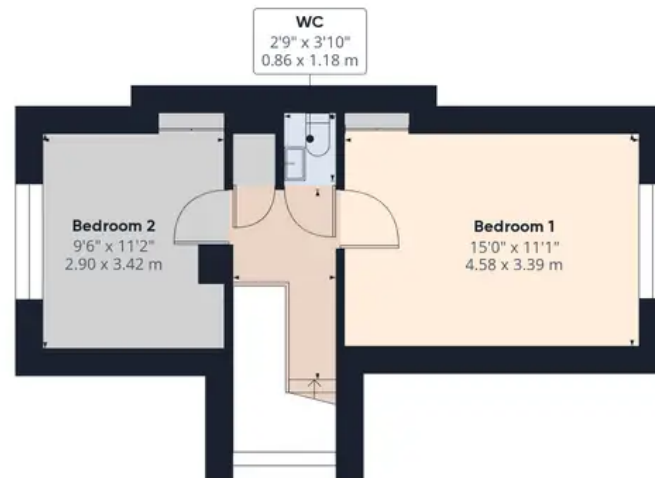
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1



Floor 2

Approximate total area⁽¹⁾

1300.41 ft²

120.81 m²

Reduced headroom

2.81 ft²

0.26 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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