



## Montcliffe Road, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this charming one-bedroom bungalow, ideally suited for those looking to downsize, retire in comfort, or enjoy single-storey living in a quiet yet well-connected location. Situated in a sought-after residential area of Chorley, this delightful home offers a peaceful lifestyle while remaining within easy reach of excellent local amenities. Chorley town centre is just a short drive away, offering a range of shops, supermarkets, cafés, and healthcare facilities. For those who enjoy the outdoors, Astley Park and Yarrow Valley Country Park are both nearby, offering lovely walks and green spaces. The property also benefits from superb travel links, with Chorley train station offering direct services to Manchester and Preston, while the nearby M61 and M6 motorways provide quick access to surrounding towns and cities. Reliable bus routes further add to the convenience of the location.

As you step inside the home, you are welcomed into a compact yet functional kitchen, offering ample storage and worktop space. Moving through, you enter the spacious lounge – a bright and inviting area with room for comfortable seating and ideal for relaxing or entertaining. A small hallway leads off from here, connecting you to the family bathroom, which features a walk-in shower for easy accessibility. The home continues into a well-proportioned dining room at the rear, providing direct access to the garden – a lovely space for hosting meals or enjoying views of the outside. Completing the interior is the generously sized master bedroom, offering a peaceful retreat with space for essential furnishings and built in wardrobes.

Externally, the home benefits from a gated driveway to the front, providing off-road parking for up to two vehicles and access to a single garage – ideal for storage or further parking needs. The front garden is easy to maintain, with a low-maintenance yard area enhancing kerb appeal. To the rear, you'll find a private, astroturfed garden space with a gravelled area, perfect for outdoor seating with minimal upkeep. Fully fenced, the garden offers both privacy and security, with convenient access to the garage from the rear.

This well-maintained bungalow offers a rare opportunity for buyers seeking a manageable, single-level home in a well-connected area. With its comfortable layout, private outdoor space, and excellent location close to shops, travel links, and natural beauty, this home is ready to be enjoyed. Early viewing is highly recommended.









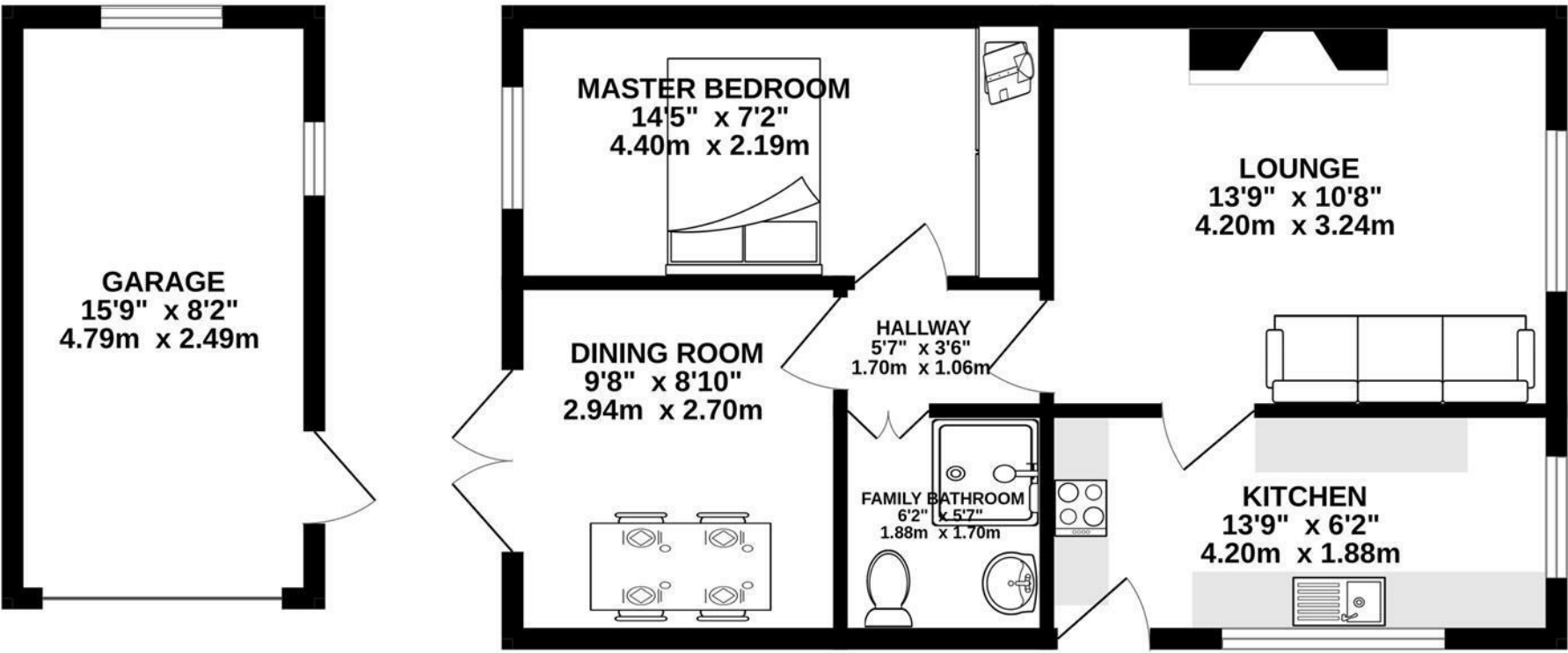






GROUND FLOOR

595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
England & Wales	EU Directive 2002/91/EC	

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	

