



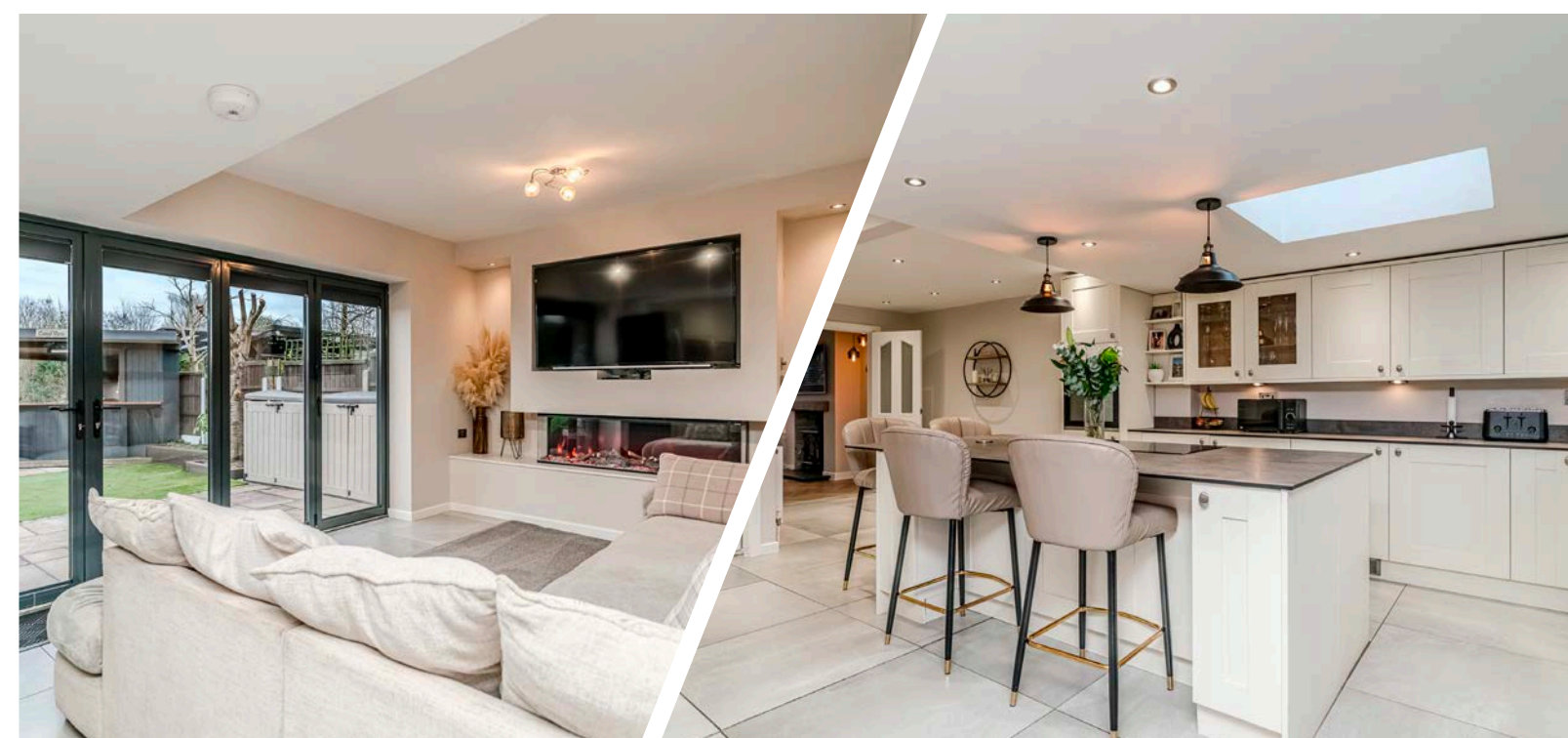
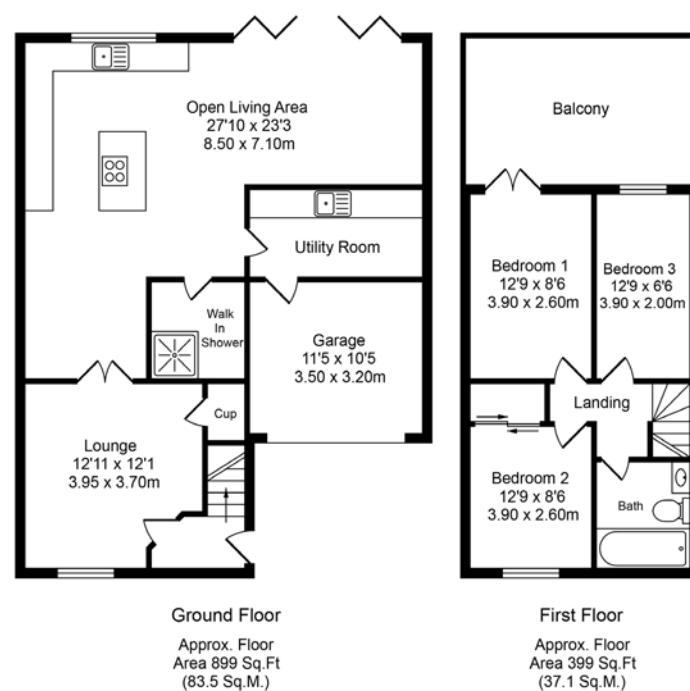
Ormskirk: 01695 570102  
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Chorley: 01257 241173  
Parbold: 01257 442789

ARNOLD & PHILLIPS  
ESTATE AGENTS

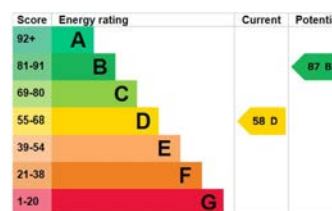
## Montcliffe Road Total Approx. Floor Area 1298 Sq.ft. (120.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

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THE LUXURY PROPERTY SPECIALISTS

Montcliffe Road, Chorley

A&P



The property offered by Arnold & Phillips presents an exceptional opportunity to acquire a beautifully renovated and extended family home, meticulously designed to a high standard.

As one enters this inviting residence, the attention to detail becomes immediately apparent, creating an atmosphere of warmth and elegance. The home is ideally situated, providing easy access to picturesque walks, reputable schools, and essential amenities, while also offering convenient access to Chorley town centre and excellent transport links.

Upon entering, the home welcomes you with an entrance hallway that serves as a prelude to the rest of the property. This space seamlessly connects to the lounge, which is distinguished by its feature fireplace with a log burner. The neutral decor provides a versatile backdrop, enhancing the room's ambiance and allowing for personalised touches. The lounge smoothly transitions into the modern kitchen and dining family room, which serves as the heart of the home. This area features a central island, creating an ideal space for both culinary endeavors and social interaction. Furthermore, bi-fold doors flood the space with natural light and offer a seamless transition to outdoor living areas. A media wall with an insert fire adds a contemporary touch, serving as a focal point for entertainment and relaxation. The ground floor is also equipped with a practical shower room and a utility area, enhancing the functionality of the home and catering to everyday needs.

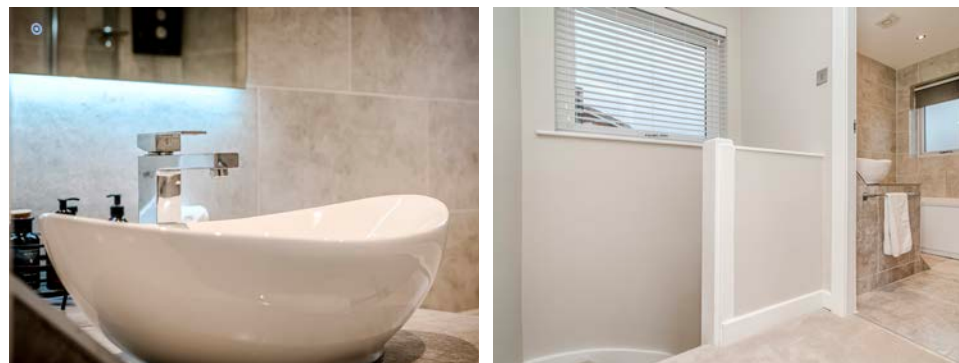
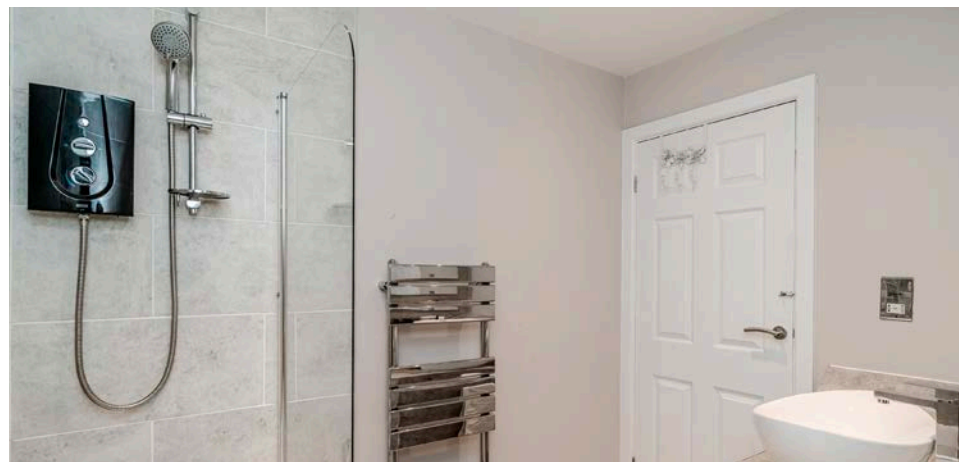
Moving to the upper floor, the property boasts three generously sized bedrooms. The master bedroom, in particular, stands out with its charming breakfast balcony, providing a tranquil retreat for morning relaxation. A four-piece bathroom serves the private quarters, ensuring both convenience and comfort for the occupants.

Externally, the front of the property offers off-road parking via a driveway leading to a single garage, a valuable feature for vehicle storage and security. The rear garden is a picturesque setting designed for relaxation and entertainment. It features an artificial lawn and a patio area, perfect for outdoor gatherings and leisure activities. The inclusion of an outside bar further enhances the gardens appeal as an entertainment venue, making it an ideal space for hosting friends and family.

In summary, this property offered by Arnold and Phillips is a testament to modern family living, combining elegant design with practical features in a location that provides both convenience and natural beauty







#### KEY FEATURES

- Modern Semi Detached Home
- Three Generous Sized Bedrooms with Balcony to Master
- Circa 1298 Square Feet
- Tastefully Decorated Lounge
- Stylish Open Plan Kitchen, Dining, Living Room with Views of the Garden
- Easy to Maintain Rear Garden
- Driveway Parking
- Garage
- Close to Amenities
- Close to Town Centre
- Excellent Transport Links

