



Fairfields Holmeswood Road, Rufford

In Excess of £400,000



Fairfields Holmeswood Road

Rufford, Ormskirk

Detached dormer bungalow located on the popular Holmeswood Road, Rufford. This property is situated on a great sized plot with so much to offer. The property comprises of three receptions, kitchen, cloakroom, two bathrooms and three bedrooms. The property benefits from both front and rear gardens and a gated driveway. A must view to appreciate what this property has to offer.

Council Tax band: E

Tenure: Freehold

- Detached Dormer Bungalow
- Three Bedrooms
- Three Receptions
- Two Bathrooms & WC
- Detached Garage
- Enclosed Rear Garden
- Summer House
- Freehold



Entrance Hall

Front door to porch and door to hallway. Doors to lounge, bedroom, kitchen, bathroom and dining.

Lounge

12' 8" x 15' 2" (3.86m x 4.62m)

Bay window to front and window to side. Stairs to 1st floor. Gas fire.

Kitchen

12' 5" x 9' 5" (3.78m x 2.88m)

An excellent range of eye and low level units incorporating 1 and a half sink and drainer unit. Built in gas hob with extractor hood built over and built in electric double oven. Plumbed for washing machine. Integrated dishwasher. Window to rear and doors to WC and side porch.

Cloakroom

Two piece suite comprising low level WC and pedestal wash hand basin. Window to rear.

Dining Room

13' 5" x 10' 8" (4.09m x 3.24m)

Window to side. Opens into living room.

Living Room

17' 5" x 10' 6" (5.31m x 3.20m)

Window to side and sliding doors into conservatory. Gas fire.

Conservatory

10' 10" x 11' 7" (3.31m x 3.53m)

French doors to rear patio and sliding doors to living room.

Bedroom

15' 2" x 12' 6" (4.62m x 3.81m)

Bay window to front. Fitted wardrobes.





Bathroom

5' 11" x 8' 3" (1.81m x 2.52m)

Three piece suite comprising a panelled bath with shower over and screen. Vanity wash hand basin and low level WC. Heated towel rail and window to rear.

Landing

Doors to bedrooms and bathroom. Storage in eaves.

Bedroom

7' 6" x 16' 6" (2.28m x 5.02m)

Window to front. Sky light to rear. Fitted wardrobes and dressing table. Storage cupboard with boiler.

Shower Room

5' 1" x 6' 0" (1.54m x 1.83m)

Three piece suite comprising a shower cubicle, vanity wash hand basin and low level WC. Fully tiled.

Bedroom

7' 8" x 17' 6" (2.33m x 5.33m)

Window to front. Sky light to rear. Fitted wardrobes and dressing table.

Garage

Detached tandem garage with up and over door to front. Electrics and windows to side.

Front Garden

Gates to driveway and front lawn.

Rear Garden

Enclosed rear garden, good sized detached garage, large patio, pond, pergola, greenhouse, shed and summer house with electrics. Large lawn and vegetable plot.



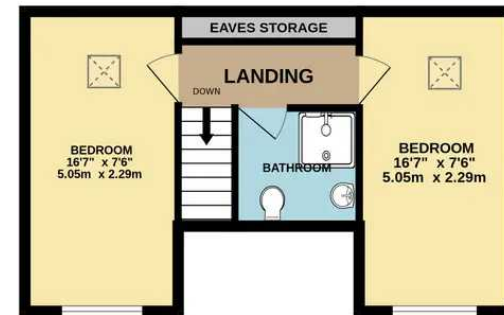




GROUND FLOOR



1ST FLOOR



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 Metaphor 6/2024



MovingWorks Burscough

49 Liverpool Road North, Burscough - L40 0SA

01704 897647

burscough@movingworks.co.uk

www.movingworks.co.uk/