



66 Liverpool Road, Rufford

In Excess of £400,000



66 Liverpool Road

Rufford, Ormskirk

Traditional Semi Detached located in the village of Rufford. This property has undergone a full renovation including re-wire, plumbing and has lots to offer. With it comprising of lounge, family reception, kitchen dining and sun room on the ground floor. Three double bedrooms, En-suite and bathroom on the first floor. The property benefits both front a rear gardens with access to off road parking to the rear. Viewings a must to see all this beautiful property has to offer.

Council Tax band: D

Tenure: Freehold

- Traditional Semi Detached
- Three Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Fully Renovated With Re-wire & Plumbing
- Enclosed Rear Garden
- Off Road Parking



Entrance Hall

Front door to porch with door to hallway. Doors leading to lounge and reception room. Stairs to 1st floor.

Lounge

12' 0" x 14' 5" (3.67m x 4.40m)

Bay window to front. Gas fire with surroundings. Laminate flooring.

Dining Room

12' 4" x 12' 5" (3.75m x 3.78m)

Window to side, French doors to rear. Under stair cloakroom. Laminate flooring.

Kitchen Dining

21' 0" x 9' 4" (6.40m x 2.84m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with canopy style extractor over and built in electric oven. Integrated fridge, freezer, dishwasher and washing machine. Two windows to the side along with French doors leading to rear garden. Laminate flooring. Boiler. French doors up into to Sun room.

Sun Room

9' 5" x 14' 6" (2.88m x 4.42m)

French doors to rear garden. Laminate flooring.

Landing

Split landing, doors to three bedrooms and bathroom. Loft access.

Bedroom One

11' 10" x 11' 1" (3.61m x 3.37m)

Two windows to the front. Built in wardrobe and door to En-Suite. Laminate flooring.





En Suite

4' 9" x 7' 5" (1.46m x 2.25m)

Three piece suite comprising double shower, pedestal wash hand basin and low level WC. Tiled flooring.

Bedroom Two

10' 1" x 12' 4" (3.07m x 3.76m)

Window to the rear. Laminate flooring.

Bedroom Three

10' 6" x 9' 5" (3.21m x 2.87m)

Window to rear. Laminate flooring.

Bathroom

5' 9" x 9' 2" (1.75m x 2.79m)

Three piece suit comprising panelled bath with shower over and screen. Vanity wash hand basin and low level WC. Heated towel rail. Fully tiled walls and laminate flooring. Window to the side.

Front Garden

Enclosed front garden. Planted out borders, lawn and pathway leading from gate to front entrance. Side gate leading to rear garden.

Rear Garden

Enclosed rear garden, planted out borders and great sized lawn area. Gate to rear of garden which leads onto private parking which is accessed from Mill Hey Lane via Whitefield Close.

OFF ROAD

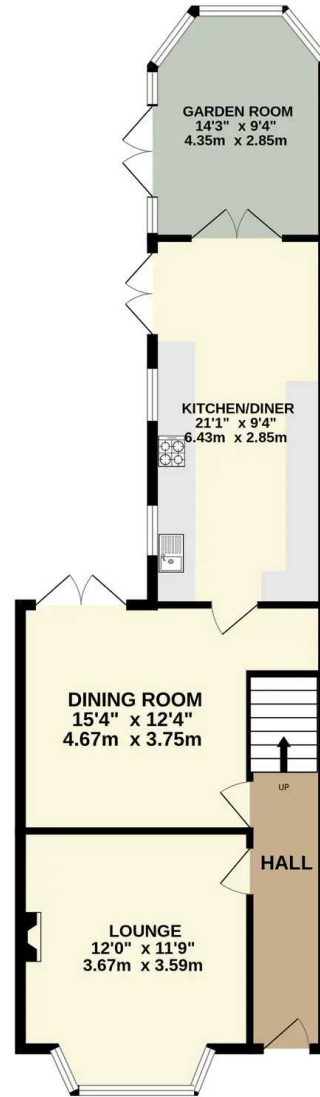
2 Parking Spaces

Rear parking accessed from Mill Hey Lane via Whitefield Close.





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.



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