



Holmeswood Road, Rufford,
Ormskirk, L40



£260,000

- NO ONWARD CHAIN
- Double Fronted Family Property
- In Need of Modernisation
- Living Room, Kitchen & Utility
- Family Bathroom & En-Suite
- Front & Rear Gardens
- Freehold
- EPC rating TBC

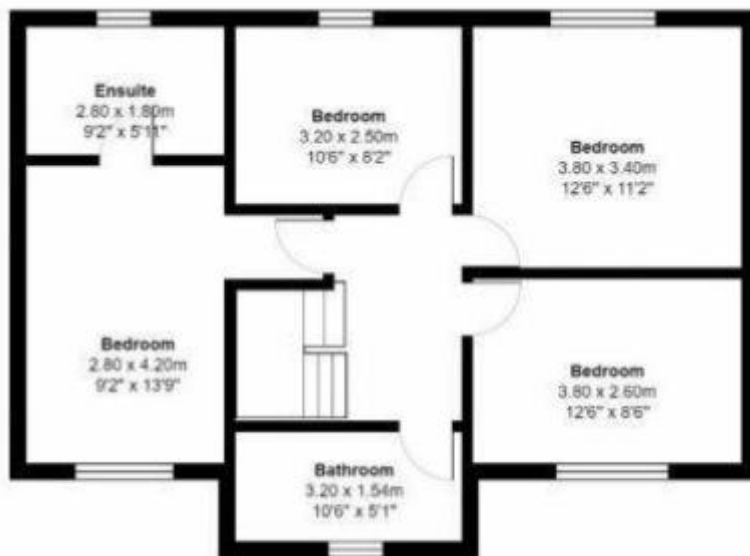


This impressive double fronted four-bedroom semi-detached house is prominently positioned along the established and highly prized Holmeswood Road. In need of general modernisation this property would be ideal for a growing family wanting to add their own stamp.

The house was built in 2006 and offers comfortable well-proportioned family accommodation that benefits from UPVC double glazing. The living accommodation comprises of a reception porch with cloakroom/wc, a spacious 20 foot long through lounge with dual aspect and French doors that open out into the rear garden. The kitchen is of a generous size and features a utility room with curtsy door access into the integral garage. The upper floor offers even more space with a family bathroom and four bedrooms, the impressive master bedroom benefits from its own full size ensuite bathroom that includes bath and walk in shower cubical.

Externally to the front there is a large block paved driveway allowing parking for multiple cars. Whilst to the rear there is a very private courtyard area and garden with a very useful brick-built garden store/home office. The property also benefits from an integral garage with up and over door.



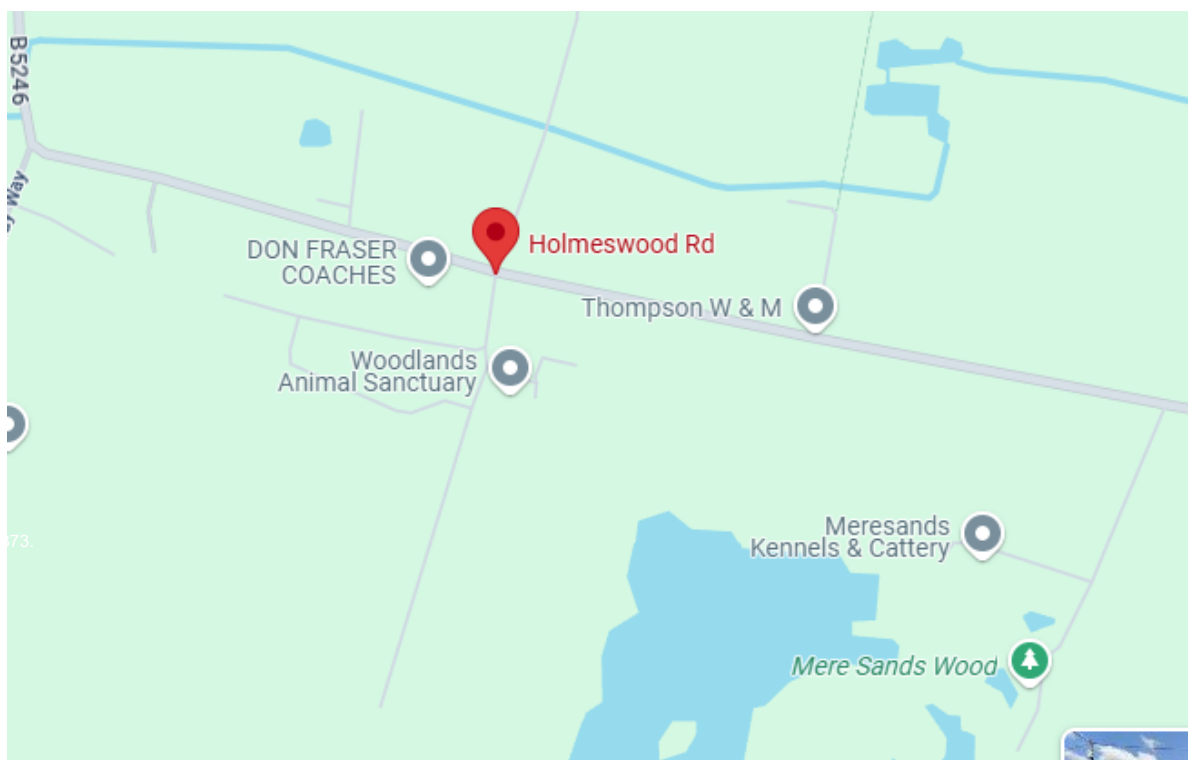


Total Area: 149.3 m² ... 1607 ft²

All measurements are approximate and for display purposes only

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



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