



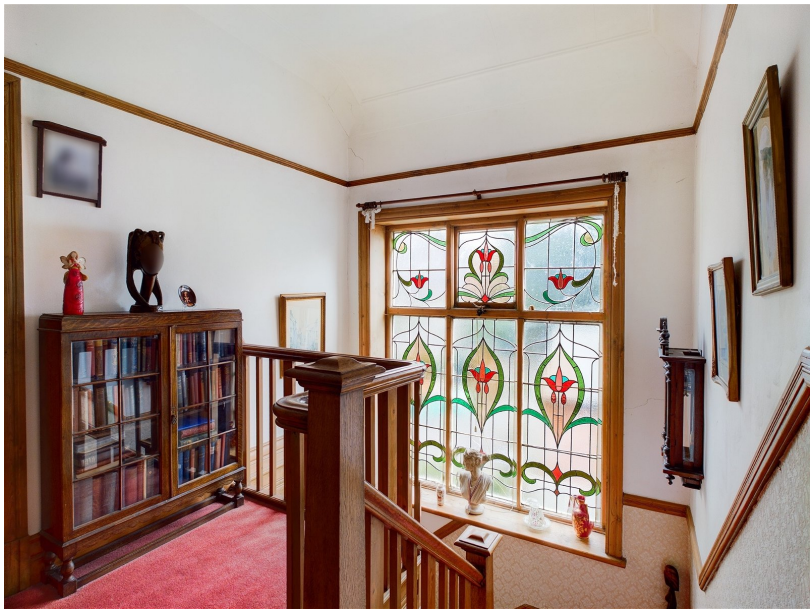
**Ian Anthony**  
The Estate Agents

Ruff Lane, Ormskirk  
Guide Price £580,000

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- TRADITIONAL SEMI DETACHED PROPERTY
- SITTING ROOM
- BREAKFAST KITCHEN
- FOUR BEDROOMS
- PRIVATE GARDENS FRONT AND REAR
- DINING HALL
- LOUNGE
- UTILITY ROOM & CLOAKROOM
- FAMILY BATHROOM
- GARAGE & OUTBUILDINGS



Set in the sought after location of RUFF LANE, ORMSKIRK. This handsome semi detached family home offers an abundance of character features throughout. Accommodation comprises a generous reception dining hall, sitting room, lounge, breakfast kitchen, utility room and cloakroom. The grand original staircase rises to the first floor landing, leading to 4 good sized bedrooms, and a family bathroom. The property boasts large gardens and sits proud in a very private garden plot, with outbuildings and a garage.



**ianAnthony**

Approximate total area<sup>(1)</sup>  
 900.25 ft<sup>2</sup>  
 83.64 m<sup>2</sup>

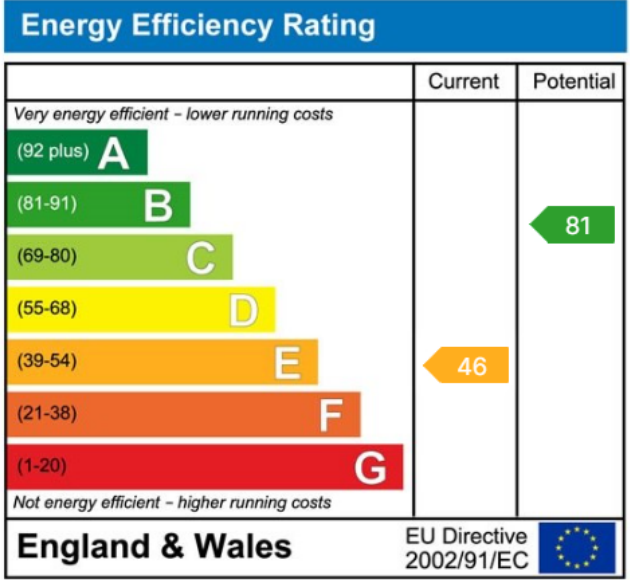
Reduced headroom  
 6.67 ft<sup>2</sup>  
 0.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Between 2.00m-2.10m

While every attempt has been made to ensure accuracy, all measurements are approximate, and no liability. This floor plan is for illustrative purposes only.

GRAFFI 340



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