



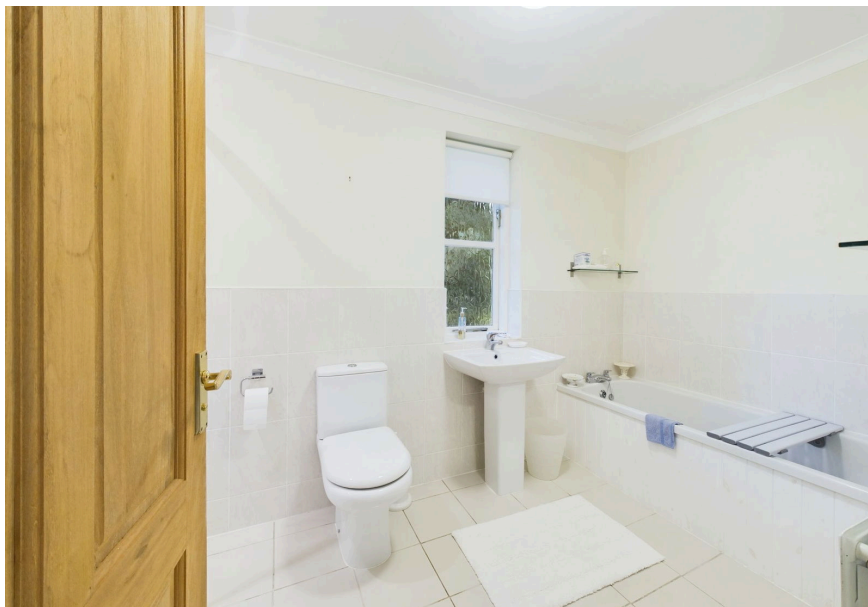
# Ian Anthony

The Estate Agents

# Ruff Lane, Ormskirk, L39 4UL

Guide Price £675,000

🛏️ 4 🪑 3 🚗 2

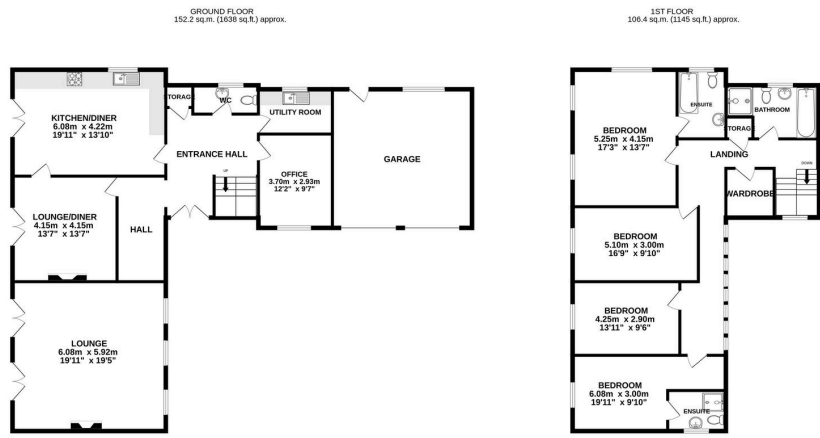


- DESIRABLE LOCATION
- NO CHAIN!
- FOUR SPACIOUS BEDROOMS
- DETACHED
- KITCHEN/DINER
- DINING ROOM
- LIVING ROOM
- LARGE GARDEN
- LARGE DOUBLE GARAGE
- HOME OFFICE

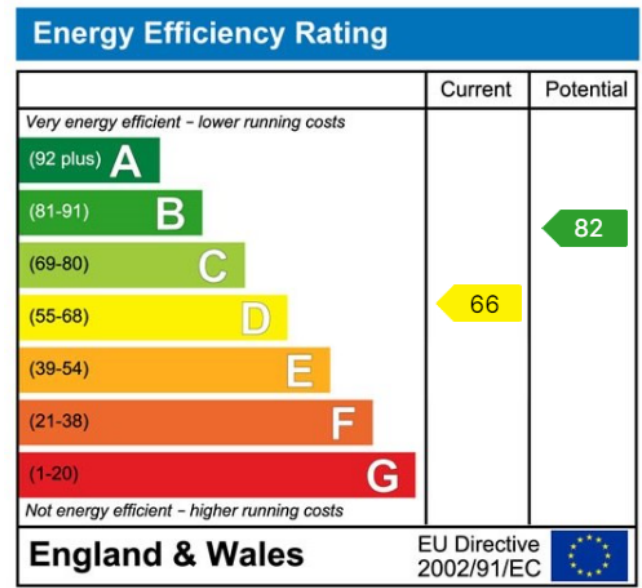


Located on the prestigious Ruff Lane in Ormskirk, this four-bedroom detached property presents a fantastic opportunity to create your dream home in one of the area's most desirable locations. The home retains its original charm, offering the perfect canvas for those looking to add their personal touch. The property offers complete privacy with its location sufficiently away from the main road and is separated even from its closest neighbors by screening.

The property features four well-proportioned bedrooms. The ground floor includes a spacious living room, a separate dining room, a kitchen, a utility room, an office space, a downstairs bathroom and a garage. To the first floor you will find four spacious bedrooms two with en suites, a family bathroom and large storage cupboard.



TOTAL FLOOR AREA: 258.6 sq.m. (2783 sq.ft.) approx.  
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 Merge 02/24



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.