







6 Prescott Avenue, Rufford, Lancs L40 1TT

A two bedroom semi-detached true bungalow situated in the semi-rural and much sought after village of Rufford, with the added benefit of having no further chain delay!

The property is located Rufford which sits on the West Lancashire plain approx. mid way between the two larger villages of Burscough & Tarleton and within commuting distance of Ormskirk, Preston & Liverpool. The village railway station is set within walking distance and provides direct and easy access into each, whilst the A59 is located locally and provides excellent road links. Edge Hill University, Ormskirk & Southport hospitals and a wide variety of further amenities are located within a relatively short drive.

The accommodation which provides a flexible layout briefly comprises; Entrance hallway, lounge, fitted kitchen, two bedrooms and conservatory, whilst to the exterior are extensive private enclosed gardens - the rear being particularly well proportioned - drive and garage parking.

The property further benefits from the addition of central heating & majority double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

Main entrance door to the side elevation provides the principal access into the Bungalow.

#### HALLWAY

The main hallway provides access to all accommodation via internal doors. Ceiling lighting.

#### LOUNGE

16'6" x 10'0" (5.05 x 3.05)

Situated to the rear of the property and providing a quiet main living reception room. Electric fire with open coal fire behind, radiator panel, ceiling light point, double doors lead into the rear conservatory.

#### CONSERVATORY

18'4" x 7'9" (5.60 x 2.37)

Windows overlook the private and enclosed gardens to the rear with sliding patio doors to the rear and single door to the side aspect. Radiator panel & ceiling lighting.

#### KITCHEN

9'5" x 8'4" (2.89 x 2.55)

Fitted with a range of wall and base units together with contrasting work surfaces and splash back tiling. Plumbing for washing machine, electric cooker point, stainless steel sink and drainer unit, windows to the side and rear elevations.

#### BEDROOM 1

11'10" plus wardrobes x 9'10" (3.62 plus wardrobes x 3.02)

Double glazed window to the front elevation, coved ceiling, radiator panel & ceiling light point.

#### BEDROOM 2

8'11" x 8'5" (2.73 x 2.58)

Double glazed bay window to the front elevation, radiator panel & ceiling light point.

## BATHROOM SUITE

5'8" x 5'7" (1.75 x 1.71)

Fitted with a three piece bathroom suite comprising; panelled bath, low level wc and wash basin. Partially tiled walls, double glazed frosted window and ceiling light point.

## EXTERIOR

### FRONT

The front garden is well stocked with mature ornamental flower, shrub and tree borders and golden gravelled for low maintenance. The gardens provide a privacy screen between the property and road.

### DRIVE & GARAGE

15'8" x 8'2" (4.79 x 2.49)

A flagged driveway provides off road parking for several vehicles and leads to a single garage with up and over main door and windows to the side.

### REAR

The rear garden provides excellent and larger than anticipated private outdoor living space and extends far beyond what would be expected. The gardens are mainly laid to lawn and fence enclosed with well stocked shrub and tree borders.

Flagged pathways from the main garden area lead into a further 'hidden' area beyond which provides further quiet garden space, with the total plot extending to approx. 0.11 acres.

## MATERIAL INFORMATION

### TENURE

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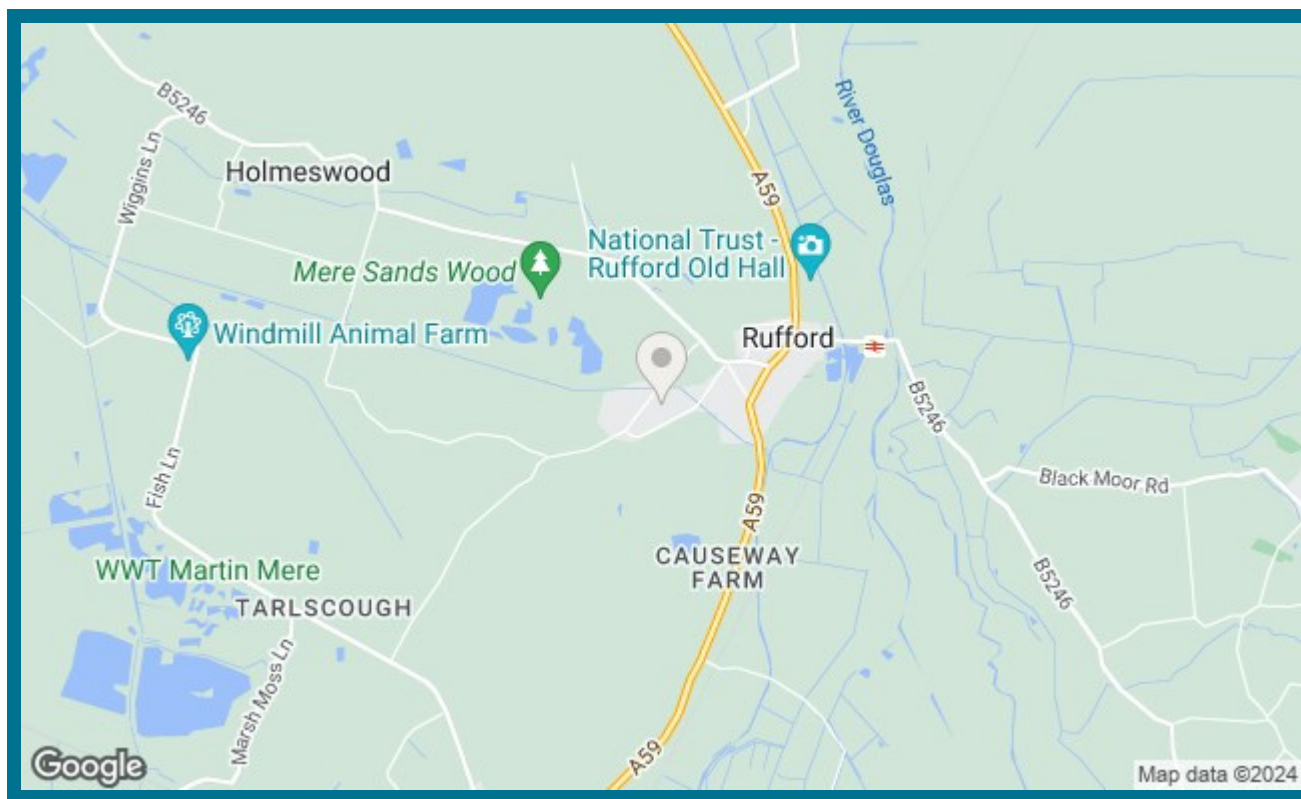
### COUNCIL TAX BAND

As per West Lancashire BC website 2023/24

Band: B

Charge: £1690.95

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.

# BRIGHOUSE WOLFF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



