

13 Thornton Close, Rufford, Lancashire L40 1UW

£354,950





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A 4 bedroom detached family home which is situated in a quiet cul-de-sac in much sought after Rufford village and with the added benefit of having no further chain delay!

The property is located Rufford, 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 property sits on an attractive plot with ample gardens to the front, side and rear and briefly comprises; Entrance hallway, lounge, fitted kitchen, dining room, ground floor wc/cloaks and study to the ground floor. To the first floor are four bedrooms - the master being served by an ensuite shower room and family bathroom suite, whilst to the exterior are private enclosed gardens - the rear facing in a sunny south easterly direction - drive and double garage parking.

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

Early viewing is essential, please contact us today to arrange a convenient time to do so!

ACCOMMODATION

GROUND FLOOR

HALLWAY

A timber entrance door provides access into the property and all ground floor accommodation. Stairs lead to the first floor, under stairs cupboard and ceiling lighting.

WC/CLOAKS

A two piece suite comprising; low level wc, wash basin, double glazed frosted window & ceiling lighting.

LOUNGE

16'0" x 12'11" (4.88 x 3.95)

A double glazed window to the front elevation provides the main reception room with lots of light. Living flame effect fire set in feature fire place with marble effect hearth, inset and timber surround. Radiator panel, TV point, coved ceiling and ceiling lighting.

FITTED KITCHEN

13'0" x 9'0" (3.98 x 2.75)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash back tiling, sink & drainer unit, gas hob, integrated oven, extractor hood, double glazed window and rear door, plumbing for washer, ceiling lighting.

DINING ROOM

10'8" x 8'10" (3.27 x 2.70)

Patio doors to the rear elevation lead into the rear gardens, radiator panel, coved ceiling & ceiling lighting.

STUDY

7'6" x 5'4" (2.29 x 1.65)

Window to the front elevation, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all of the first floor accommodation.

BEDROOM 1

13'5" x 12'3" (4.09 x 3.75)

Double glazed bay window to the front elevation, a range of fitted wardrobes and bedroom furniture, radiator panel, access door to en-suite and wardrobe, ceiling light point.

EN-SUITE

Fitted with a two piece shower suite comprising; shower cubicle with overhead shower, vanity wash basin, storage cupboard, part tiled elevations. ceiling light point.

BEDROOM 2

11'6" x 8'10" (3.51 x 2.71)

Double glazed window to the rear elevation, built in wardrobe with sliding doors, radiator panel & ceiling light point.

BEDROOM 3

10'4" x 7'9" (3.16 x 2.37)

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

BEDROOM 4

12'1" x 6'10" (3.70 x 2.10)

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

FAMILY BATHROOM

Fitted with a three piece bathroom suite on Grey comprising; panelled bath, low level wc with concealed cistern, wash basin, partially tiled walls, frosted window and ceiling lighting.

EXTERIOR

DRIVE & DOUBLE GARAGE

16'11" x 16'10" (5.16 x 5.15)

A driveway to the front of the property provides ample off road parking and then leads to a detached double garage with twin up and over doors, storage above and personal door to the rear.

GARDENS

The front lawn is mainly laid to lawn with ornamental flower shrub and tree borders.

The rear gardens face in a sunny South Easterly direction, are fence enclosed and provide excellent private outdoor living space. The main gardens are laid to lawn with mature flower, shrub and tree borders.

MATERIAL INFORMATION

PROBATE

At time of publishing, we are informed that probate is ongoing.

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: F

Charge: £3287.17

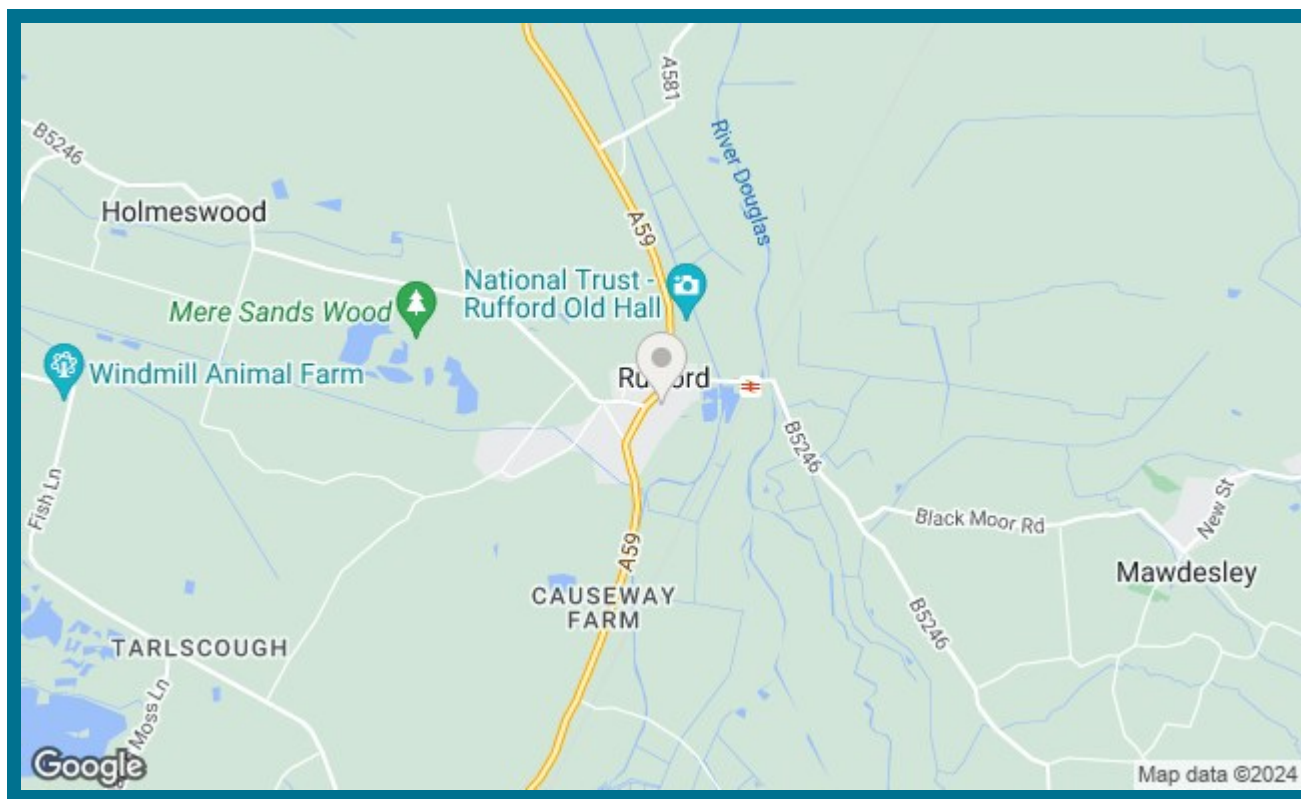
BROADBAND

Ultrafast Broadband is available - Ofcom

CONSTRUCTION

Brick with a pitched roof

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.

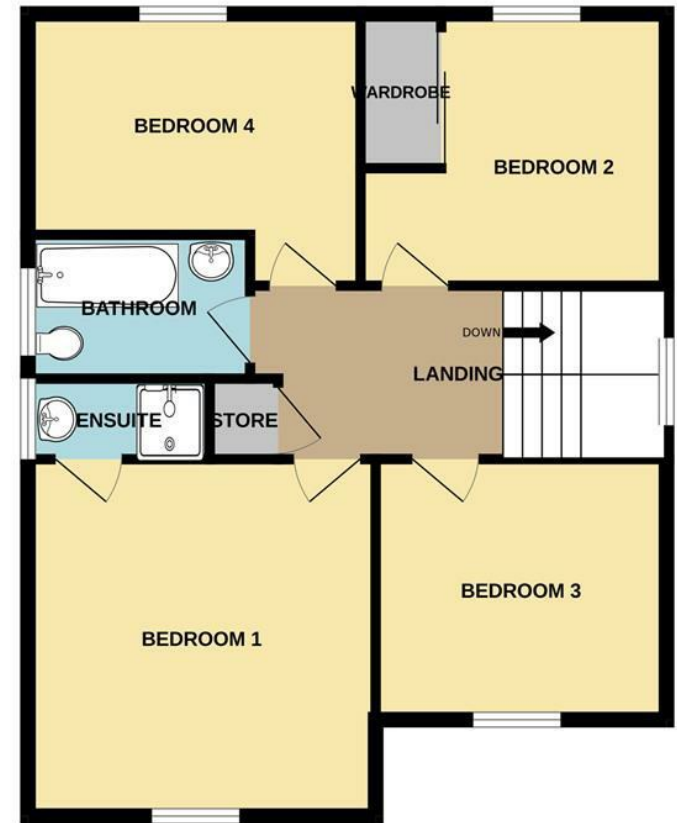
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.9 sq.m.) 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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	79
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



