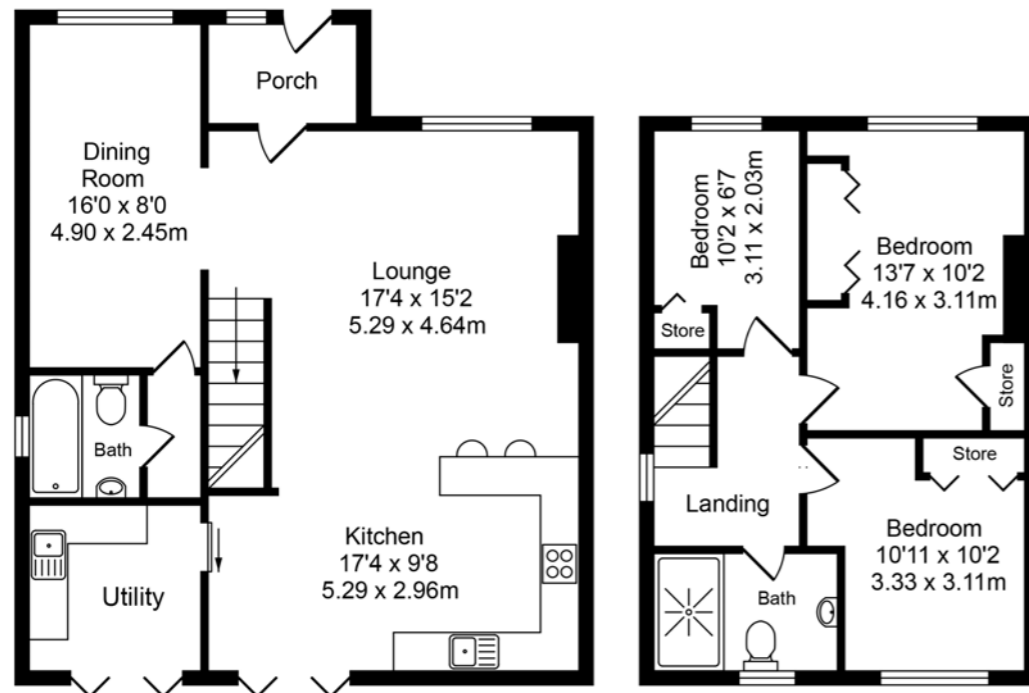




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1166 Sq.ft. (108.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



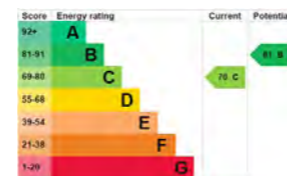
Ground Floor
 Approx. Floor Area 727 Sq.Ft (67.5 Sq.M.)

First Floor
 Approx. Floor Area 439 Sq.Ft (40.8 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: B

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to bring to market this extended three-bedroom semi-detached property, attractively situated along the popular Highsands Avenue in Rufford, West Lancs.

Superbly positioned, this versatile home resides within close proximity to a host of local amenities and benefits from excellent transport and commuter links, with the nearby village rail station conveniently close. With several highly regarded schools in the vicinity, this property is ideal for working professionals and families alike.

Having recently undergone a renovation, the property is approached via a private driveway that provides off-road parking for multiple vehicles. The ground floor features an entrance porch, a spacious dining room and an impressive open-plan dining kitchen. This kitchen extends into a well-presented main living room, centred around a contemporary feature fireplace.

The modern kitchen is equipped with an array of wall, base and tower units, finished in a stylish design and boasting a range of integrated appliances, contrasting work surfaces and enjoying a feature breakfast bar. Adjoining this premium space is a handy utility room and a ground-floor bathroom, offering the possibility of a fourth ground-floor bedroom or integrated annexe potential.

The first floor comprises three well-proportioned family bedrooms, all decorated to a high standard and providing a range of integrated wardrobes and storage facilities. The main family bathroom on this level features a walk-in double shower, WC and vanity wash hand basin.

Externally, the rear garden offers a breathtaking outlook over the countryside, with a fully flagged garden creating an easily maintainable retreat for outdoor gatherings. With gas central heating, double glazing, and a generous 1,166 square feet of living space, internal inspection is highly advised to fully appreciate all that this property has to offer. Don't miss the opportunity to acquire this charming home in a sought-after location.



