

FOR SALE

24, Cousins Lane, Rufford, L40 1TN



24, Cousins Lane, Rufford, L40 1TN

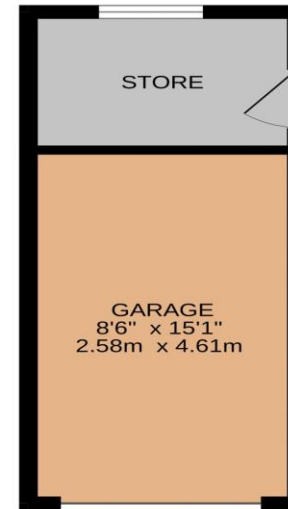
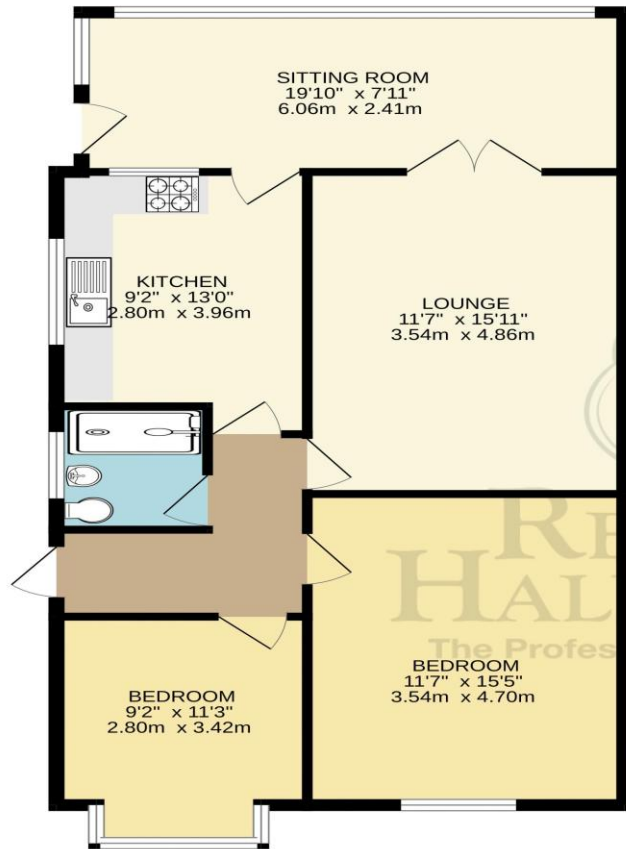
Extended true bungalow with superb 100ft garden situated right in the heart of semi-rural



- Extended true bungalow
- Prime semi-rural village location
- Rewired
- Ample parking & garage
- 100ft private garden not overlooked
- Gas central heating / Double glazing
- Cavity wall insulation
- 999 SQ.FT. / No chain / Freehold

One of just a few bungalows situated on the highly sought-after Cousins Lane, right in the heart of the village, this property truly stands out due to its impressive garden. Spanning over 100 feet in length, the rear garden offers exceptional privacy and provides ample outdoor space, perfect for entertaining or potential extensions. There is also ample off road parking and a detached garage with store. While the bungalow requires some modernisation, this has been reflected in the attractive asking price. Recent upgrades include new electrics and an economical gas central heating system, ensuring enhanced efficiency. The property also features double-glazed windows throughout and benefits from a spacious sunroom extension that runs the full width of the bungalow, adding a bright and versatile living area. The side entrance leads into a welcoming central hallway, with two generously sized double bedrooms located at the front. To the rear, you'll find the kitchen-diner and lounge, both of which open onto the sunroom, offering delightful views and direct access to the gardens. With the added advantage of no chain delay, this bungalow is ready for its new owners. Viewings are available by appointment, seven days a week—don't miss out on this fantastic opportunity.





TOTAL FLOOR AREA : 999 sq.ft. (92.8 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.
Made with Metropix ©2025



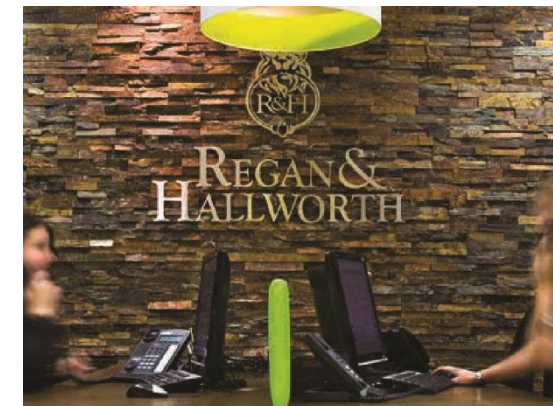
rightmove

onTheMarket.com

The Property Ombudsman

LR Finance

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com