

HOME  TRUTHS



4 The Courtyard, Rufford New Hall Rufford Park Lane

Ormskirk



£2,000 pcm



4 The Courtyard

Rufford New Hall Rufford Park Lane,
Ormskirk

The approach is via the parkland gardens to the main entrance with parking space and there is an additional parking space in the garage with power and light.

Stroll to the portico with seating and step into the entrance hallway with Amtico flooring, and with cloakroom off comprising wc and wash hand basin. To the front the dining kitchen comprises a range of wall and base units with granite work surfaces and etched drainer, electric hob, oven and grill, microwave, dishwasher, washing machine refrigerator and freezer.

To the rear, the magnificent drawing room has French windows overlooking the grounds and leads to a small private terrace from which you can relax and enjoy the view.

Back inside, stairs lead up to the first floor landing with airing cupboard housing the Vaillant central heating boiler and hot water tank. Bedroom one has French windows opening to the balcony, and en suite comprising electric shower in cubicle, wc, wash hand basin in vanity and ladder heated towel rail. To the rear, bedroom two is equally spacious and has delightful views over the grounds. The bathroom comprises bath with shower attachment, wash hand basin on vanity, ladder heated towel rail and wc.



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The lucky occupants of this delightful home have access to the grounds, tennis court and walled garden so do give us a call to arrange your viewing.
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning period property
- Two double bedrooms
- Over 1200 square feet of elegant accommodation
- Virtual tour
- Deposit £2,300
- Holding deposit £460

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Eccleston Branch

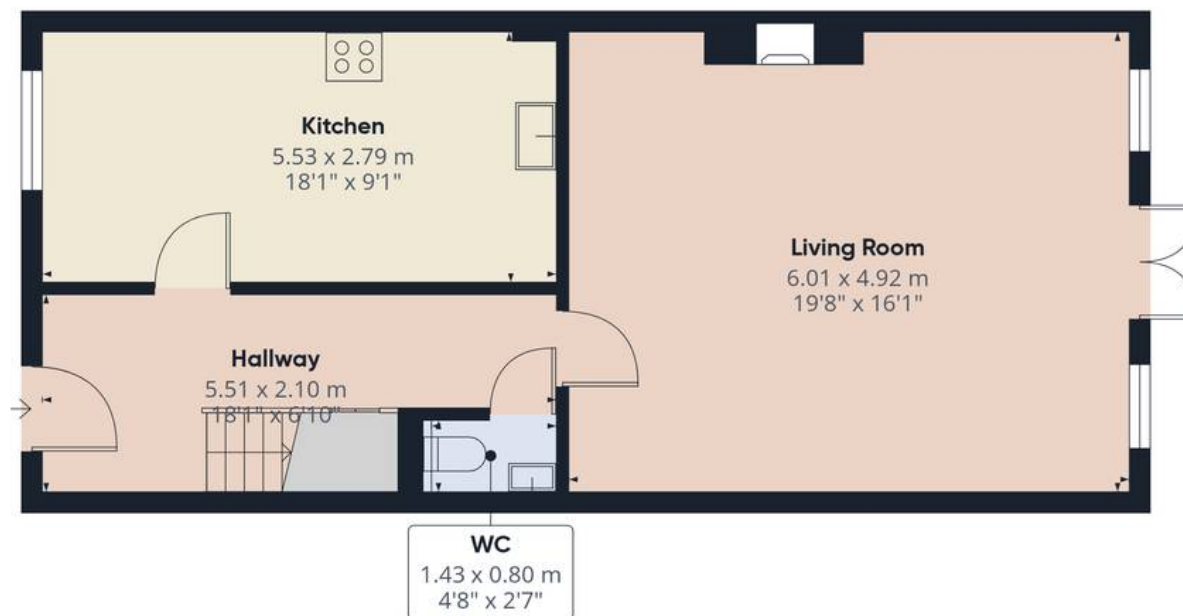
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

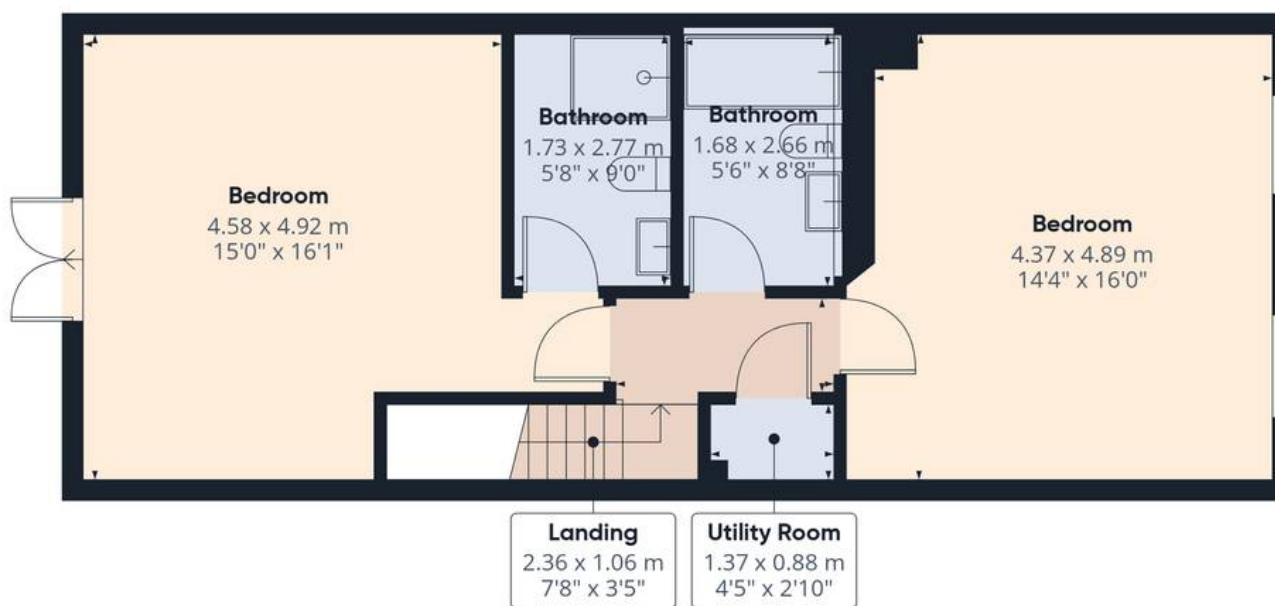
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

114.5 m²

1234 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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