

HOME  TRUTHS



Brick Kiln Lane, Rufford

L40 1SZ





A wonderful opportunity to purchase this spacious, extended, recently refurbished, semi detached true bungalow which has gorgeous views over open countryside. Offering 940 square feet of accommodation it is available with no upward chain and benefits from being newly plastered throughout, new combi boiler, new kitchen, new bathroom, new interior doors, new electrical sockets and new interior doors. The driveway offers parking for two vehicles and leads both to the detached garage and the main entrance. Step into the vestibule and from there to the entrance hallway.

The living room has gas fire and discrete snug and dining areas. To the rear, the newly fitted kitchen, kitchen comprises a range of wall and base units with new hob, extractor fan, oven, fridge freezer and space, power and plumbing for appliances. The new boiler is housed in the kitchen. Bedrooms one and two are doubles to the front enjoying the views, whilst bedroom three is a comfortable single. The new three piece bathroom with shower is a fabulous upgrade too.

Externally, the large sun terrace opens to the garden which is mainly laid to lawn and mature planting.



Opportunity to purchase this spacious, extended semi detached true bungalow with potential and views over open countryside. 940 square feet of accommodation and available with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi detached true bungalow
- Three bedrooms
- Recently refurbished throughout
- Rural location
- No upward chain
- Virtual tour



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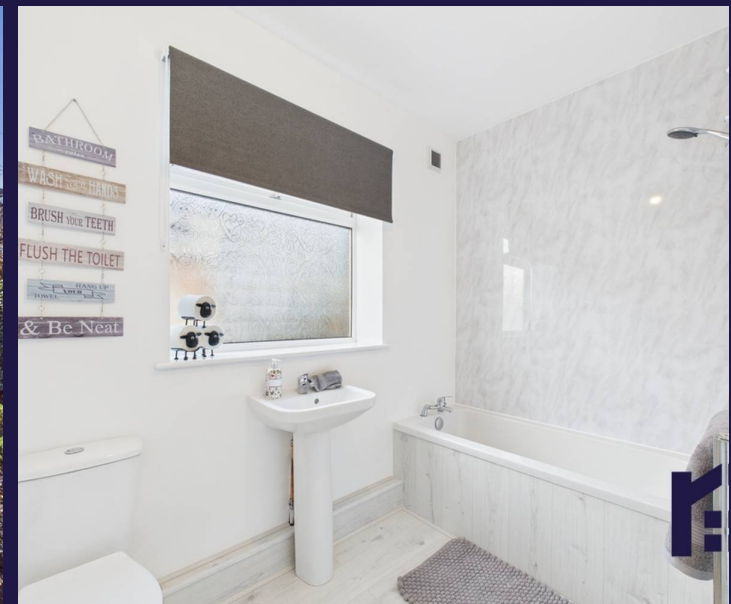
Eccleston Branch

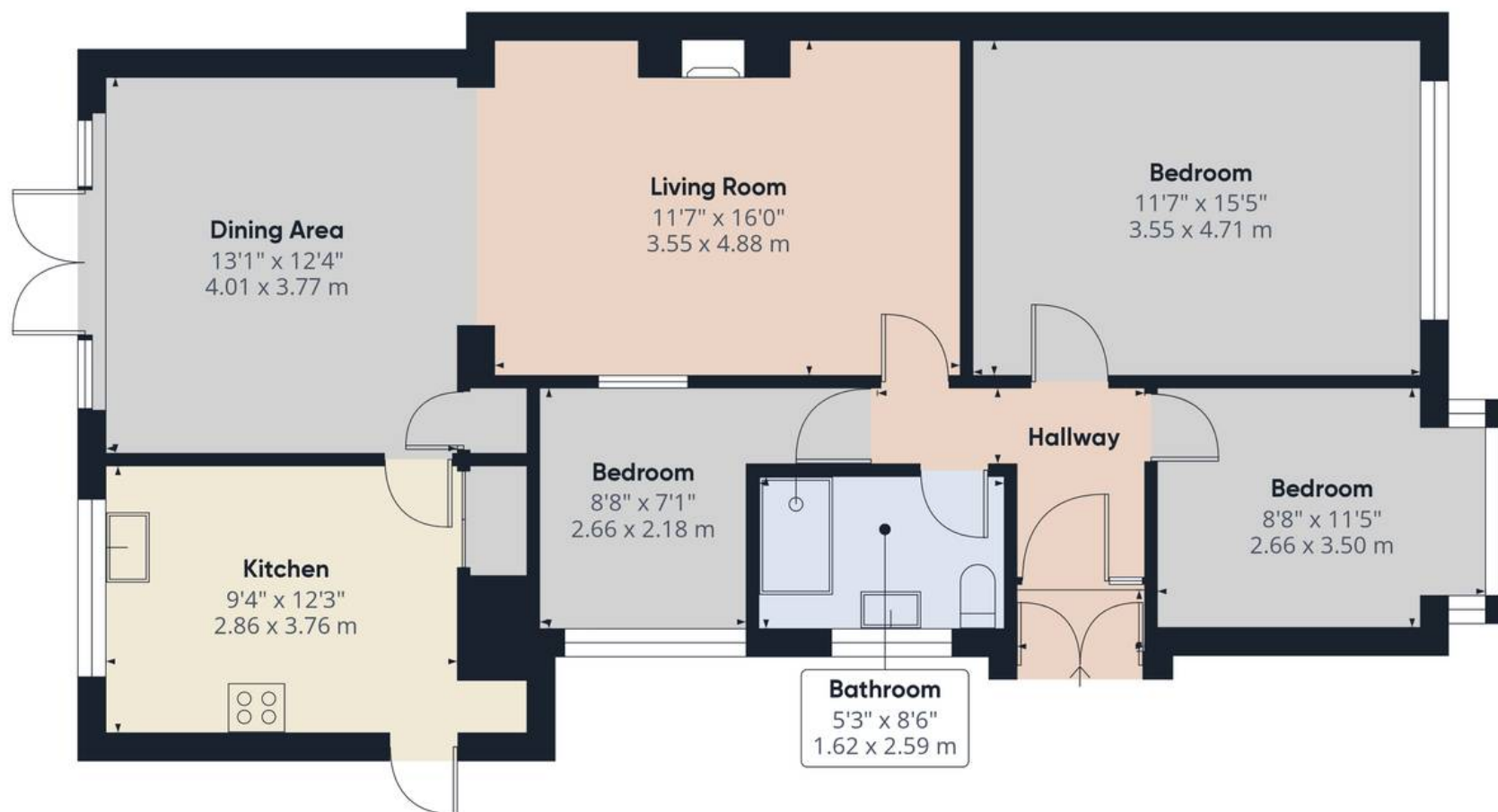
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Approximate total area⁽¹⁾

940.01 ft²

87.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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