



Maria B Evans Estate Agents Limited

18 Willow Green, Rufford, L40 1UR

Guide Price of £260,000



- Well-presented detached true bungalow
- Three generously sized bedrooms if required
- Spacious lounge with French windows to garden
- Well-appointed breakfast kitchen in medium oak
- Family bathroom with coloured three-piece suite
- Secure driveway parking for at least three cars
- Semi-detached single garage with power and light
- Upvc double glazing and gas central heating
- Secluded, mature west facing rear garden
- Prime village location with easy commuter links

Positioned on a select cul de sac of similar properties, this detached true bungalow has elegantly presented accommodation which includes three bedrooms, a spacious living room and well-appointed dining kitchen. The generously proportioned layout affords flexible options depending on personal requirements, there is driveway parking, a single garage and secluded, mature gardens to the rear.

A uPVC and clear glass porch with pendant light and carpet tiled floor offers shelter to the inner etched glass door with matching side panel and allows natural light to filter through to the lengthy hallway. In the hall, two pendant lights give evening ambience, there is a built-in cupboard housing the alarm panel and a coats rail, and a radiator with shelf above. Also, from the hall, there is access to the very spacious loft area which is well insulated and partly boarded.



The light and bright lounge has both a window and French doors to the rear garden and a central pendant light supplements the evening illumination. The focal point of the room is an Adam style fire surround with marble inset and hearth which surrounds a gas coals fire and there is a television point to one side.



The dining kitchen has an opaque glass door to the side driveway and is fitted with a good range of medium oak wall and base units to include a drawer bank and having splash tiling between the levels. Granite effect Formica worktops surround and have an inset coloured one and a half bowl sink unit with mixer tap which is set beneath the window to the side. Also inset is a four-burner gas hob with extractor fan above and an electric oven and grill below. There is space for a fridge freezer, plumbing for an automatic washing machine and the gas central heating combination boiler is wall mounted. Vinyl flooring gives a practical finish and coordinates well with the units which are highlighted by the LED spot light strip.

There are three good sized bedrooms although, as is the case with bungalows, the layout affords flexibility to use the space according to one's personal requirements and all three rooms have radiators. The master bedroom has a window to the rear, dado rail, television and telephone points and a pendant light. Bedrooms two and three both have windows overlooking the front garden, dado rails and pendant lights.



The partially tiled family bathroom has an opaque window to the side and is fitted with a dove grey three-piece suite comprising panelled bath with shower and screen over, pedestal wash hand basin and low flush w.c. Added features include a dado rail, shaver point, vinyl flooring and a radiator to warm the towels.



The property is approached via a lengthy tarmacadam driveway, part of which is gated, and leads to a semi-detached single garage with up and over door, power and light. The front lawn garden sits beyond a shrub border and has a paved path which leads to the front door. Alongside the garage, a paved pathway gives way into the rear, secluded, west facing garden which is laid to lawn and surrounded by mature shrubs. Delivering a tranquil setting, a pebble water feature sits neatly beneath a dwarf acer, two arbours adorn climbing flowers and stepping stones lead across the garden to the greenhouse which is positioned behind the garage and added conveniences include the outside tap and external lighting.





Dimensions:

Hall	7.0m x 1.2m	Bedroom 1	4.5m x 4.0m
Lounge	4.5m x 4.0m	Bedroom 2	3.9m x 2.8m
Kitchen	4.0m x 3.2m	Bedroom 3	3.2m x 2.9m
Bathroom	2.8m x 2.3m	Garage	5.6m x 2.7m

The semi-rural and historic village of Rufford is ideally placed for commuter transport links to local towns and surrounding villages as well as having easily accessible leisure facilities on the doorstep, such as the National Trust's Rufford Old Hall, Fettle's Wharf and St. Mary's Marina, Mere Sands Woods and, of course, Martin Mere Wildfowl & Wetlands centre. The village primary school has a good Ofsted rating and most pupils continue on to Burscough Priory Secondary school.

Please call us to discuss any further information you require regarding the property or the surrounding area.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold.

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.