



BRIGHOUSE
WOLFF

12 Cousins Lane, Rufford, Lancashire L40 1TN
£305,000



An extended semi-detached bungalow with stunning, well maintained and mature private gardens to the front, side and rear. Situated in very pleasant Cousins Lane, in much sought after Rufford village.

The property is located in leafy Rufford, which sits approx. mid way between the two larger villages of Burscough & Tarleton and within commuting distance of Ormskirk, Preston & Liverpool.

The village railway station is set within walking distance and provides easy access into Preston & Liverpool, whilst the A59 is located locally and provides excellent road links. Edge Hill University, Ormskirk & Southport hospitals, Martin Mere wetland centre and a wide variety of further amenities are located within a relatively short drive.

The property sits on an far larger than anticipated plot with impressive gardens to the front, side and rear. The accommodation briefly comprises; Entrance hallway, lounge, modern fitted kitchen, dining/garden room, two bedrooms and two shower rooms and large annex room overlooking the gardens to the ground floor. To the first floor is a further attic room.

Outside can be found driveway parking and private enclosed gardens - the rear garden faces in a sunny south easterly direction and provides excellent private outdoor living space.

The property further benefits from the addition of central heating & double glazing.

Early viewing is essential, please contact us today to arrange a convenient time to do so!

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door leads into the hallway, which provides access into all accommodation.

LOUNGE

15'9" x 11'7" (4.82 x 3.55)

Situated to the rear of the property with open plan access into the garden room, brick built fire place, ceiling lighting, tv point, radiator panel.

KITCHEN

11'10" x 8'10" (3.62 x 2.70)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, gas hob, integrated oven & extractor chimney, sink & drainer unit, window to the side, open plan access to the garden/dining room.

DINING/GARDEN ROOM

20'0" x 7'5" (6.10 x 2.27)

Double glazed windows and double doors leading into the rear gardens, two velux style skylights, recessed spotlighting.

UTILITY ROOM

11'3" x 5'2" (3.44 x 1.60)

Doors to the front & rear, ceiling lights.

ANNEX ROOM

17'4" x 15'3" (5.29 x 4.67)

A large annex/office room situated to the side/rear of the main house, with

glazed patio doors leading into the gardens, window to the front aspect, ceiling lighting.

BEDROOM 1

11'6" x 10'4" (3.52 x 3.17)

Double glazed window to the front elevation, radiator panel & ceiling lighting

BEDROOM 2

11'2" x 9'0" (3.41 x 2.75)

Double glazed window to the front elevation, radiator panel & ceiling lighting

FAMILY SHOWER ROOM

Fitted with a modern and high specification three piece shower suite comprising; large shower enclosure with overhead shower and screens, vanity wash basin & fitted units, low level wc, partially tiled walls, recessed spot lighting, double glazed frosted window.

SHOWER ROOM

Fitted with a three piece suite comprising; shower enclosure with overhead shower and screens, low level wc, wash basin, recessed spot lighting.

FIRST FLOOR

ATTIC ROOM

19'6" x 13'10" (5.96 x 4.22)

Stairs lead to an attic room with velux style skylight, ceiling lighting, airing/linen cupboard and under eaves loft area.

EXTERIOR

FRONT

The front garden area is wall enclosed, gravelled for low maintenance with mature flower/shrub & tree borders.

SIDE

The side of the property also benefits from a well proportioned separate garden area. This garden area provides additional outdoor space, is mainly gravelled, fence enclosed with patio area and a further seating area.

REAR

The rear gardens are stunning, face in a sunny direction and provide excellent outdoor living/entertaining space. The are mainly laid to lawn and fence enclosed with well kept and well stocked flower, shrub and tree borders in addition to a wide flower area and greenhouse and numerous different sitting/patio spaces.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2026/27

Band: C

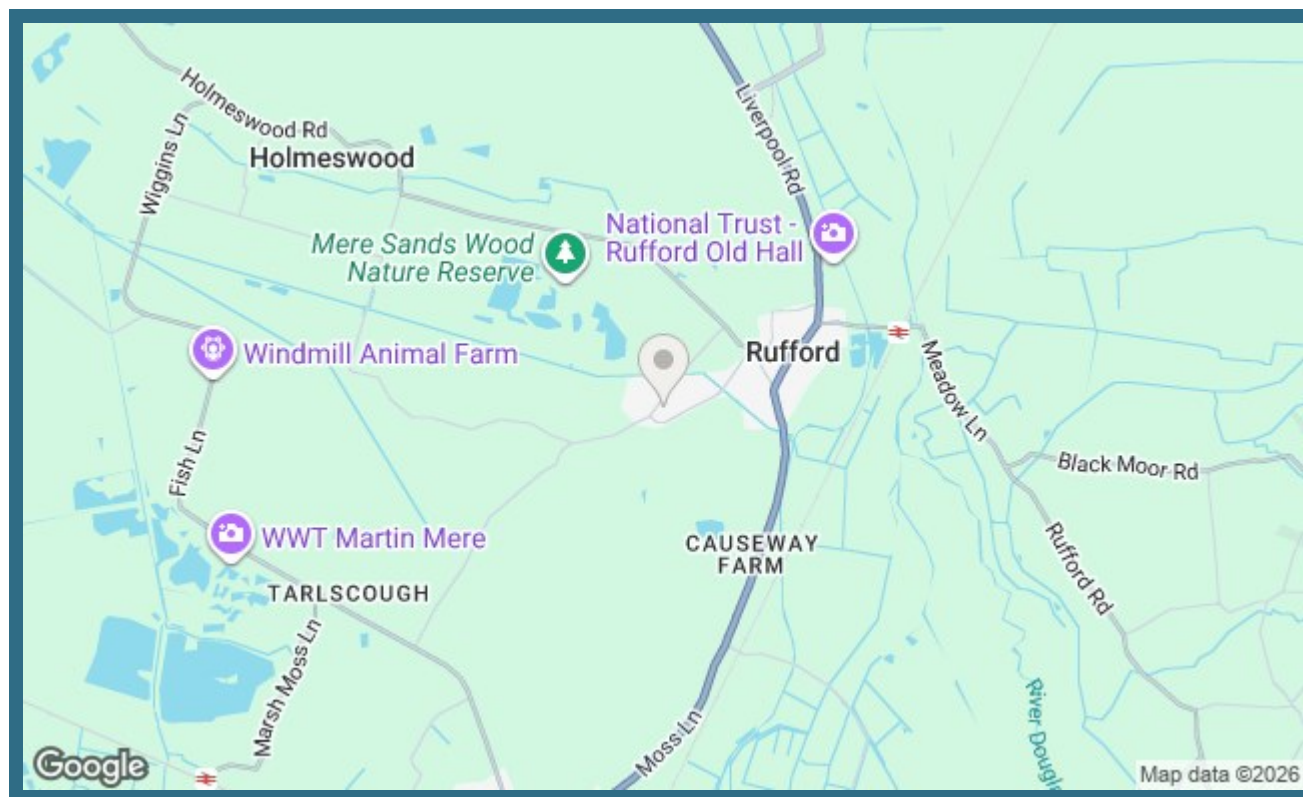
Charge: £2205.17

MOBILE & BROADBAND

Broadband: Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

Mobile Signal: EE, O2 & Vodaphone - Good outdoor. Three - Variable outdoor.

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

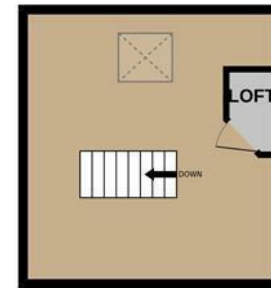
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1233 sq.ft. (114.6 sq.m.) approx.

1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 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.

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Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	



