



89 Highsands Avenue, Rufford

Offers in Region of £280,000

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- End Terraced House
- 4 Bedrooms
- En Suite, Bathroom and WC
- 3 Receptions
- Rear Garden
- Private Driveway
- Viewing a Must
- No Chain



Entrance Hall

Front door to Hallway with window to the front, understairs storage, stairs to 1st floor. Doors into Sitting Room, Kitchen and Dining Room

Sitting Room

10' 4" x 12' 6" (3.15m x 3.82m)

Used as a Playroom. Window to the front

Dining Room

11' 5" x 13' 10" (3.47m x 4.21m)

Fireplace, French doors to the Orangery

Orangery

11' 5" x 17' 1" (3.47m x 5.20m)

Log Burner, laminate flooring, door to side and French doors to the garden

Breakfast Kitchen

13' 10" x 10' 5" (4.22m x 3.17m)

A good range of eye and low level units incorporating a 1 1/2 bowl ceramic sink. Built in gas hob with extractor over, built in double oven. Part tiled walls. Plumbed for washing machine and dishwasher. Window to the front and rear, laminate flooring. Door to outer hall with pantry and door to front.

Cloaks

Window to the side, WC, pedestal wash hand basin

1st floor Landing

Storage cupboard, doors to Beds 2,3 and 4 and Bathroom
Stairs to 2nd floor

Bedroom Two

14' 1" x 12' 6" (4.29m x 3.82m)

Window to the front

Bedroom Three

12' 6" x 10' 1" (3.82m x 3.08m)

Window to the rear

Bedroom Four

7' 5" x 8' 9" (2.26m x 2.67m)

Window to the front



GARDEN

Enclosed rear garden with planted out borders, 2 Patio areas, lawn and play area

DRIVEWAY

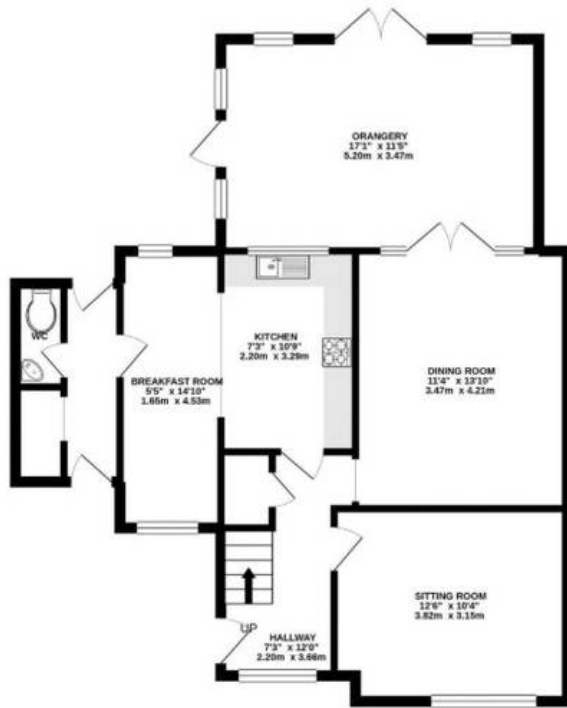
3 Parking Spaces

Parking on the private driveway

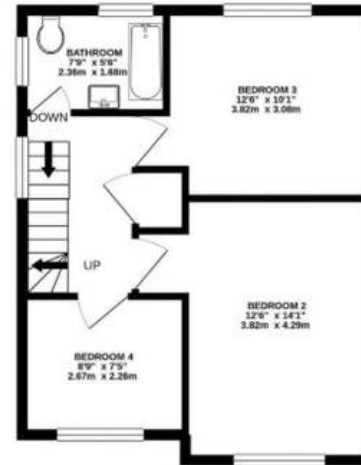




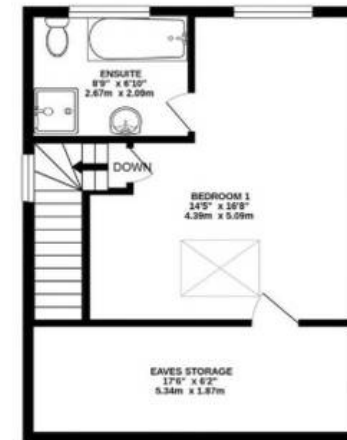
GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.6 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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