

8 Riverside Road, Rufford

Ormskirk

In Excess of £325,000

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached House
- 3 Bedrooms
- En Suite
- Dining Kitchen
- Front and Rear Gardens
- Private Driveway
- Freehold
- Viewings a Must



Entrance Hall

Front door to Hallway with doors to WC, door to Lounge and door to Dining Kitchen Stairs to 1st floor

Cloakroom

Two piece suite comprising WC and vanity basin, tiled floor and window to the front

Lounge

10' 2" x 19' 11" (3.09m x 6.08m)

Bay window to the front and side with bi folds to the rear

Dining Kitchen with Utility Area

10' 2" x 16' 11" (3.09m x 5.15m)

An excellent range of eye and low level units incorporating a stainless steel sink drainer unit. Built in electric hob with extractor over and built in electric oven. Integrated dishwasher, integrated washer dryer, integrated fridge and freezer. Panelled wall, window to the rear and bay window to the front. Storage cupboard

Landing

Doors to 3 Bedrooms and Bathroom, window to the rear

Bedroom One

9' 11" x 11' 8" (3.03m x 3.56m)

Window to the front , built in storage and door to En Suite

En Suite

5' 6" x 6' 0" (1.68m x 1.83m)

Window to the front, tiled floor and walls. Shower cubicle , pedestal wash hand basin and WC

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.09m)

Window to the front, door to water tank cupboard, loft access with ladder and part boarded

Bedroom Three

6' 10" x 7' 6" (2.08m x 2.28m)

Window to the rear overlooking the rear garden

Bathroom

5' 10" x 7' 1" (1.78m x 2.15m)

Panelled bath with screen and mixer shower, wash hand



GARDEN

Front Garden with planted out areas and grass. Rear garden is enclosed with decked patio, stone patio and lawn. There is storage at the side and the concrete base can be used as extra patio or for an outbuilding or garage

DRIVEWAY

2 Parking Spaces

Private driveway







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