VICTORIA ESTATES & PROPERTY MANAGEMENT

Fir Tree Bungalow Holmeswood Road, Rufford

Ormskirk

Offers in Region of **£450,000**

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Bungalow
- Three Bedrooms
- Bathroom and En Suite
- Private Driveway
- Established Gardens
- Views to the Front
- Two Reception Rooms
- Garage

Entrance Hallway
Front door into Hallway with doors into Lounge, Bedroom One and Bedroom Three and stairs to Loft Room

Lounge
23' 3" x 12' 1" (7.09m x 3.68m)
Two windows to the front with views, window to the side, laminate flooring

Bedroom One
10' 8" x 15' 1" (3.25m x 4.61m)
Window to the Rear, door to En Suite, storage cupboard, wardrobes can stay

En Suite
Shower cubicle, pedestal wash hand basin and WC, window to the rear, part tiled walls

Loft Room
24' 5" x 9' 11" (7.43m x 3.02m)
Loft Room with sky lights to the Rear, window at the side,

Inner Hallway
Doors to Bedroom Three, Bathroom and Utility Room . Karndean Flooring and storage cupboard

Bedroom Three
10' 11" x 10' 4" (3.34m x 3.15m)
Window to the side and laminate flooring

Bathroom
7' 5" x 7' 10" (2.26m x 2.39m)
Window to the side, vanity basin,WC, bath with shower over and shower screen. heated towel rail, storage cupboard and Karndean flooring

Utility Room
Karndean flooring, plumbed for washing machine, space for dryer, worktops, door at side

Kitchen
10' 11" x 9' 10" (3.34m x 3.00m)
An excellent range of eye and low level units incorporating a stainless steel sink drainer unit. Window to the side. Karndean flooring. Double doors into Dining/Sitting Family

FRONT GARDEN

Front garden with lawn and planted out borders. Gate at both sides into the rear garden

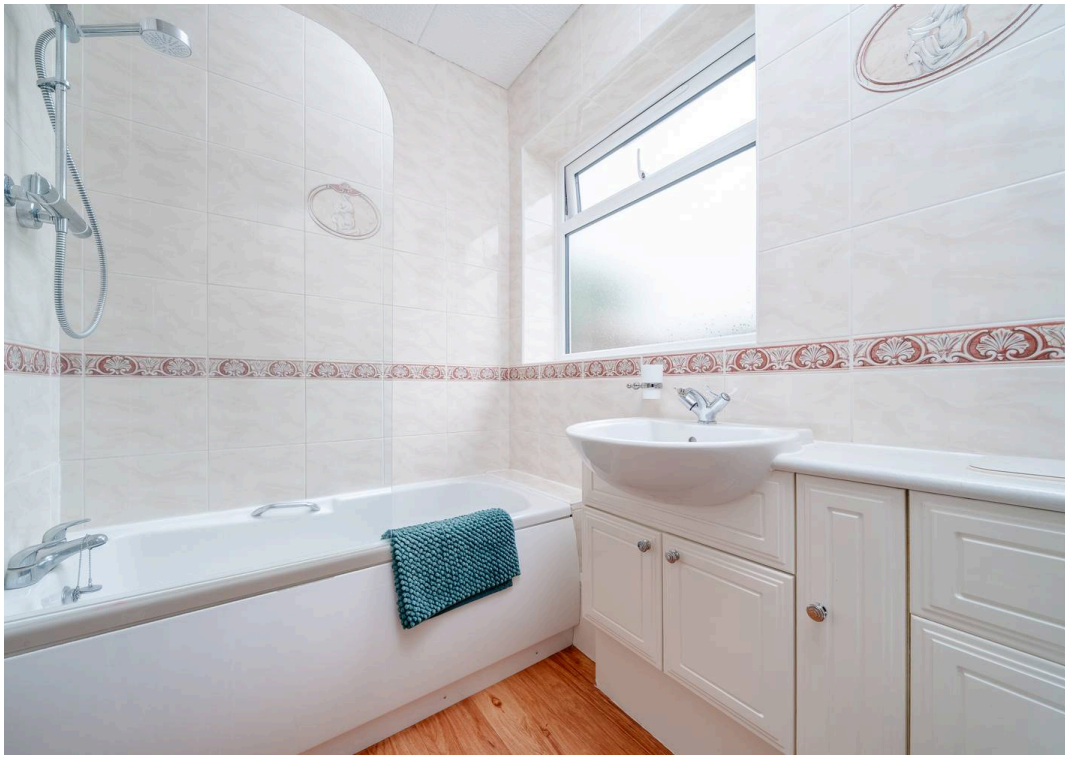
REAR GARDEN

Rear Garden is enclosed with planted out borders, resin patio, lawn, shed at side and shed at rear

DRIVEWAY

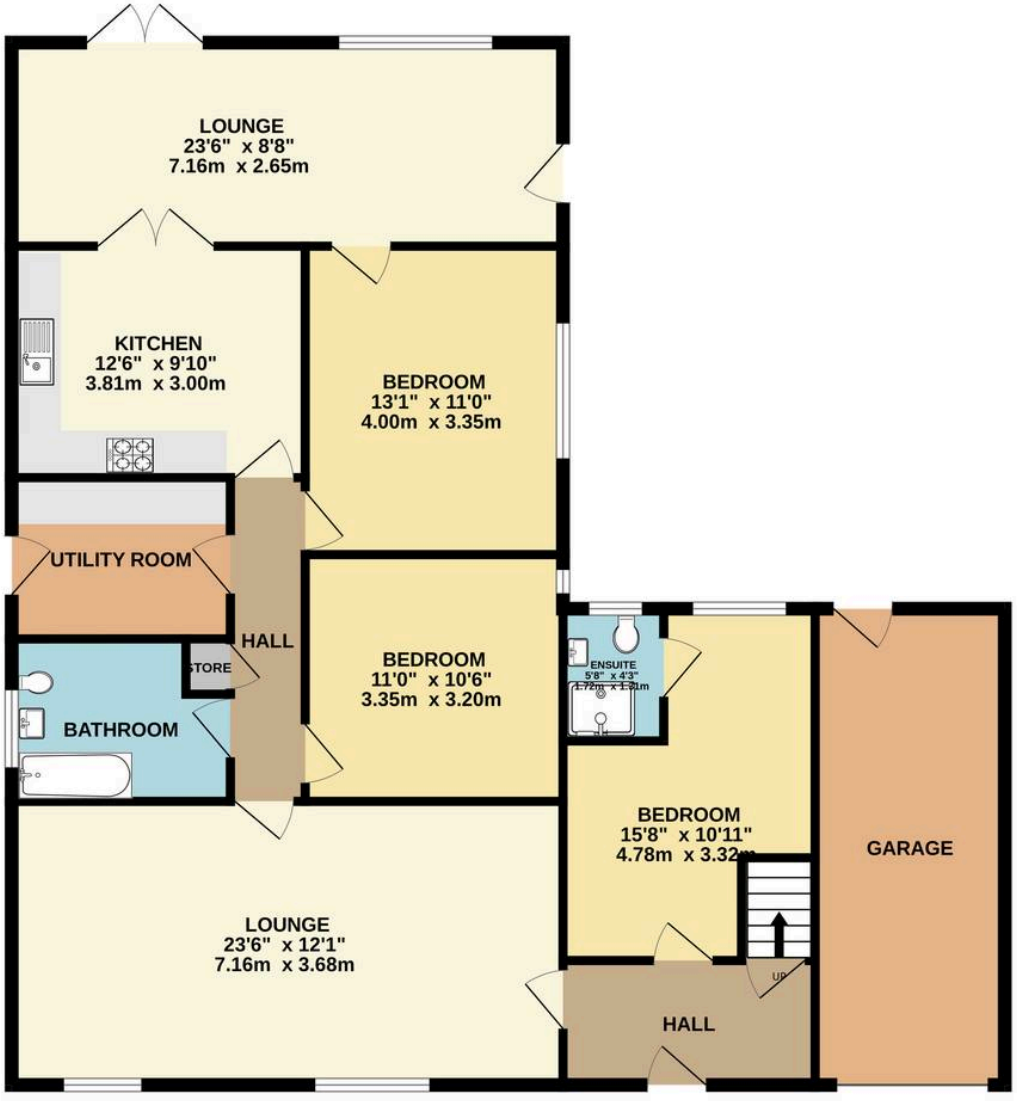
4 Parking Spaces

Resin driveway to the front parking for numerous vehicles

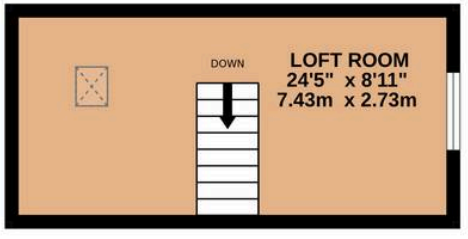


Aquarelle
C+B
201 299

GROUND FLOOR



1ST FLOOR



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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49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • victoria@vepm.co.uk • http://vepm.co.uk

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