



25 Brick Kiln Lane, Rufford

Ormskirk

Offers Over £500,000

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Rufford, Ormskirk

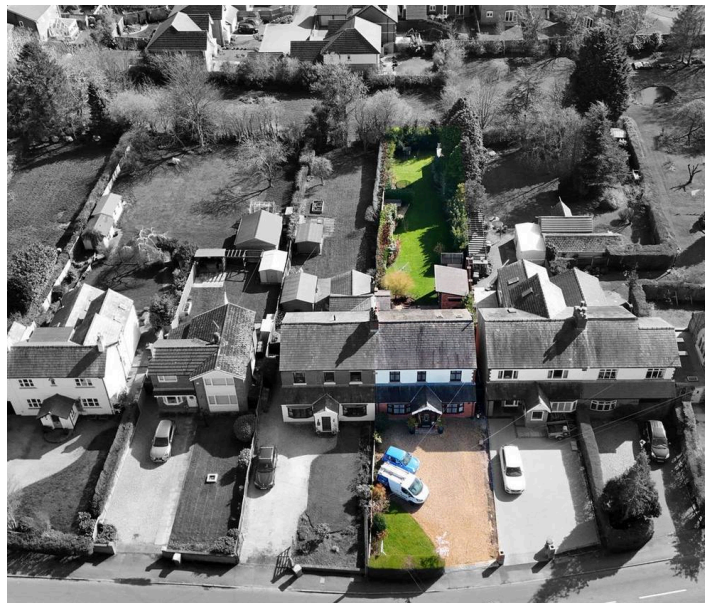
This beautifully presented 4-bedroom family home blends traditional charm with modern elegance across approximately 1,818 sq ft. Featuring a welcoming central hallway, lounge, separate sitting room, and spacious living room, it offers versatile living for family life and entertaining. The stylish kitchen connects seamlessly to the dining areas, complemented by a utility room, ground floor WC, and storage. Upstairs, four well-proportioned bedrooms, including a principal retreat, share two bathrooms. Outside, a large private garden with patio and detached garden bar provides the perfect space for relaxation and socializing. A harmonious mix of classic character and contemporary comfort.

Council Tax band: E

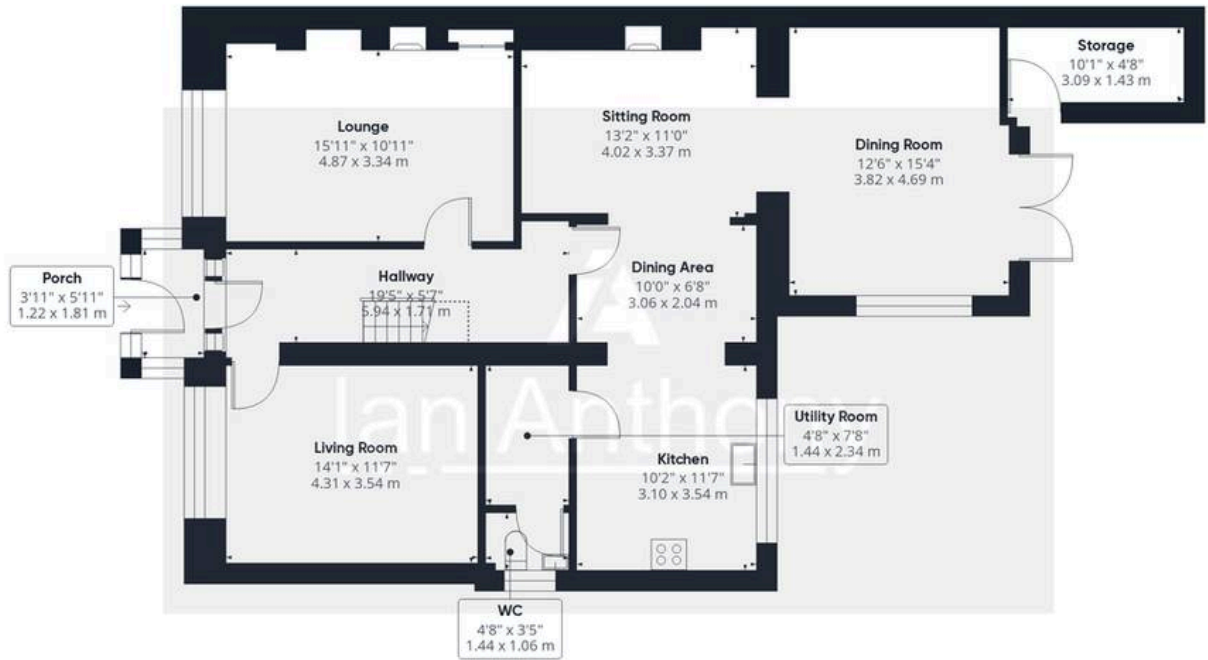
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached garden bar entertaining
- Spacious and elegant living
- Four bright comfortable bedrooms
- Two well-appointed family bathrooms
- Modern kitchen with dining
- Utility room and storage
- Private garden with patio
- Versatile reception rooms







Ground Floor Building 1

Approximate total area⁽¹⁾

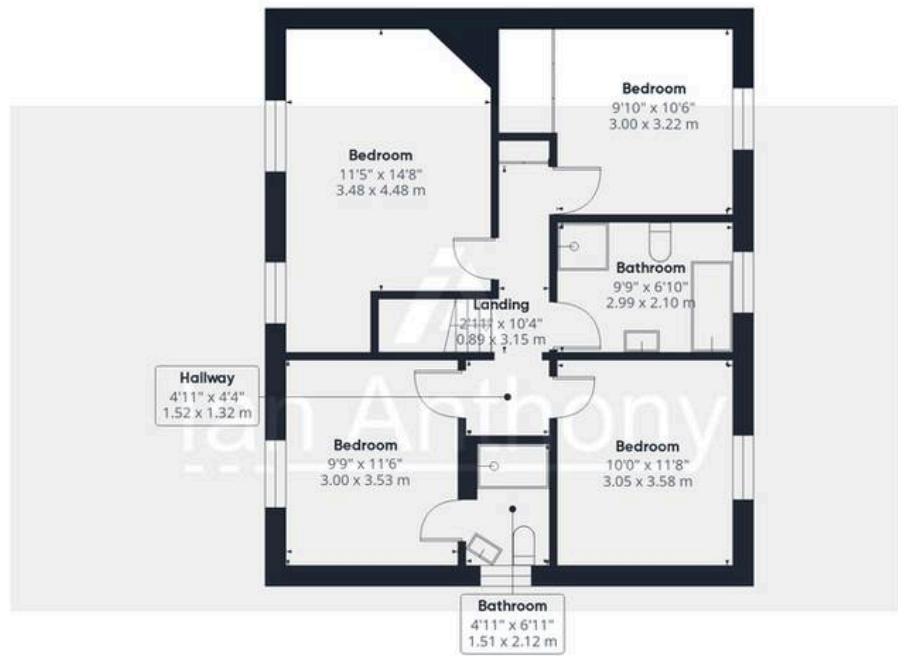
1818 ft²

169.1 m²

Reduced headroom

11 ft²

1 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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