

25 Brick Kiln Lane, Rufford

Ormskirk

£500,000

Situated on the desirable Brick Kiln Lane, this impressive extended semi-detached family home enjoys a wonderful semi-rural setting whilst remaining conveniently located for local amenities and transport links. Offering substantial and versatile accommodation throughout, this property is perfectly suited to growing families seeking space both inside and out. The ground floor boasts three reception rooms, providing flexible living arrangements for modern family life, alongside a stunning open-plan kitchen and living area which forms the heart of the home. A practical utility room and ground floor WC complete the accommodation. To the first floor are four exceptional double bedrooms, all generously proportioned. Bedroom two benefits from its own en-suite shower room, whilst the luxurious four-piece family bathroom serves the remaining bedrooms. Externally, the property truly excels with a fabulous-sized rear garden featuring multiple seating areas and patios, creating the perfect environment for entertaining, relaxing, and family enjoyment. The garden also benefits from an impressive outbuilding currently utilised as a bar and sitting room, together with a separate storage outbuilding. To the front, a private driveway provides ample off-road parking for several vehicles. Combining spacious accommodation, excellent outdoor space, and a sought-after semi-rural location, this outstanding home offers the perfect balance of countryside living and modern convenience.

Tenure- Freehold

Council Tax - E



Key Features;

- Extended Semi Detached Family Home
- Four Double Bedrooms
- Three Receptins
- Bathroom, En-Suite & WC
- Private Driveway With Ample Parking
- Enclosed Rear Garden - Not Overlooked
- Outbuilding With Electrics
- Semi Rural Location

Entrance

Front door into porch with door into hallway. Doors leading to lounge, living room and kitchen. Stairs to 1st floor.

Lounge

12' 0" x 16' 1" (3.65m x 4.89m)

Bow window to front, feature fire place and build in storage unit.

Living Room

11' 7" x 14' 1" (3.53m x 4.29m)

Bow window to front.

Kitchen

30' 7" x 7' 10" (9.33m x 2.40m)

An excellent rang of eye and low level units incorporating a sink and drainer unit, range master hob and oven with extractor hood over, built in breakfast bar and integrated dishwasher. Window to rear and door into utility. Open plan into sitting area and dining/family room. Tiled flooring.

Utility

A range of low level units and wooden worktop, plumbed for washing machine and door into WC.

WC - Two piece suite comprising vanity wash hand basin and low level WC. Window to side.

Family Room/Dining

15' 4" x 12' 0" (4.67m x 3.66m)

Window to side, French door to rear into garden and tiled flooring.



Landing – Doors leading to all four bedrooms, bathroom and storage. Loft access with pull down ladder, skylights and boarded.

Bedroom One

14' 9" x 11' 7" (4.50m x 3.53m)

Two windows to front and cast iron fireplace.

Bedroom Two

9' 10" x 11' 7" (3.00m x 3.53m)

Window to front and door into En-Suite.

Bedroom Three

9' 11" x 11' 7" (3.03m x 3.54m)

Window to rear.

Bedroom Four

10' 7" x 10' 5" (3.23m x 3.17m)

Window to rear and built in double wardrobe.

Bathroom

10' 2" x 6' 10" (3.11m x 2.09m)

Four piece suite comprising freestanding bath, walk in shower cubicle with mixer over, vanity wash hand basin and low level WC. Fully tiled walls and floors with window to rear.

Rear Garden – Enclosed rear garden with patio, large lawn with established planted borders, two decked areas and wooden sheds, outdoor store and garden room. Gate to side leading to front.

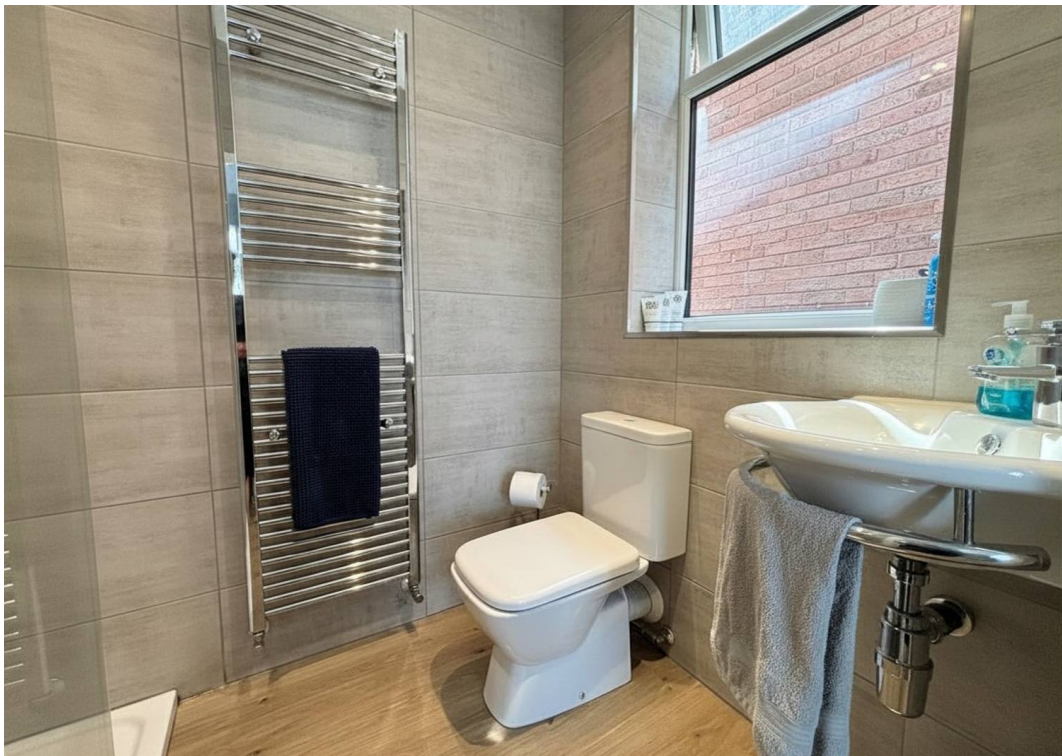
Garden Room – Window to sides and sliding doors to front. The garden room is currently used as a cinema room/dining area with the benefit of having hard wired internet. Electrics

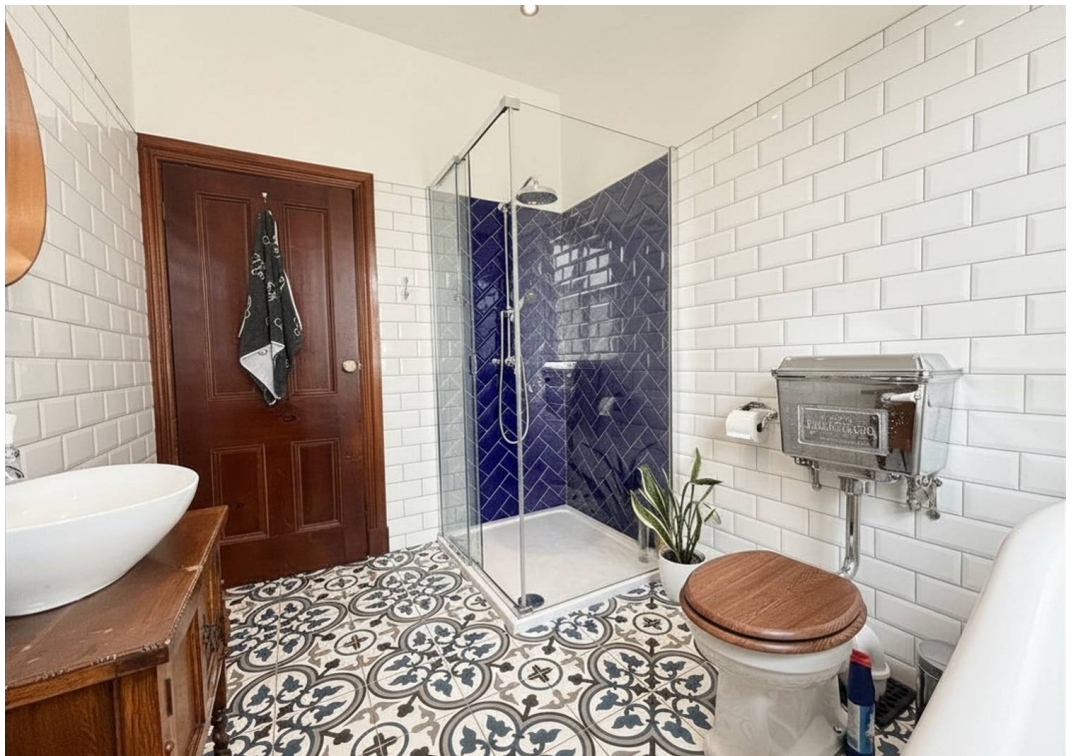
Driveway – Private driveway, gravelled with ample parking.



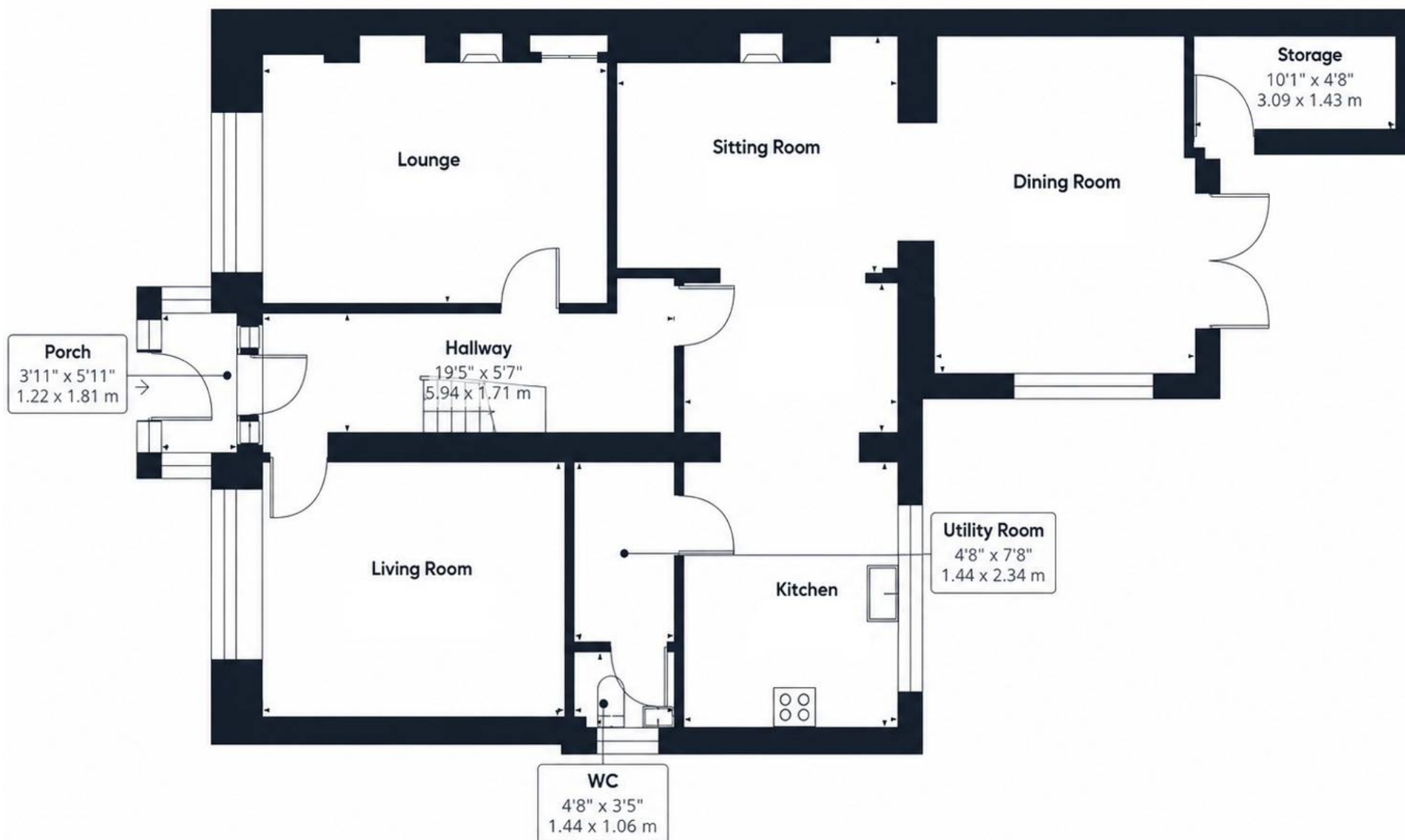


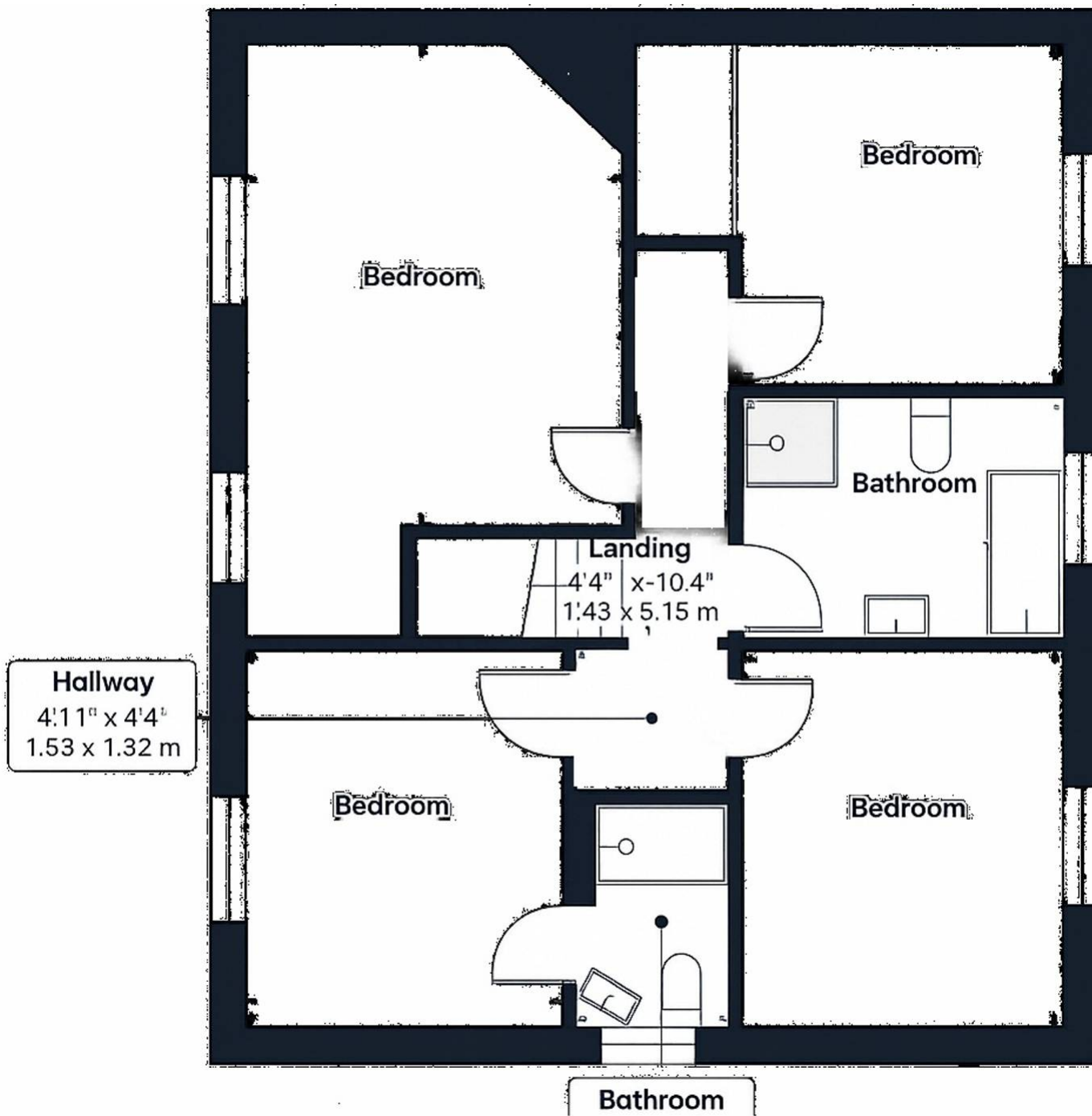


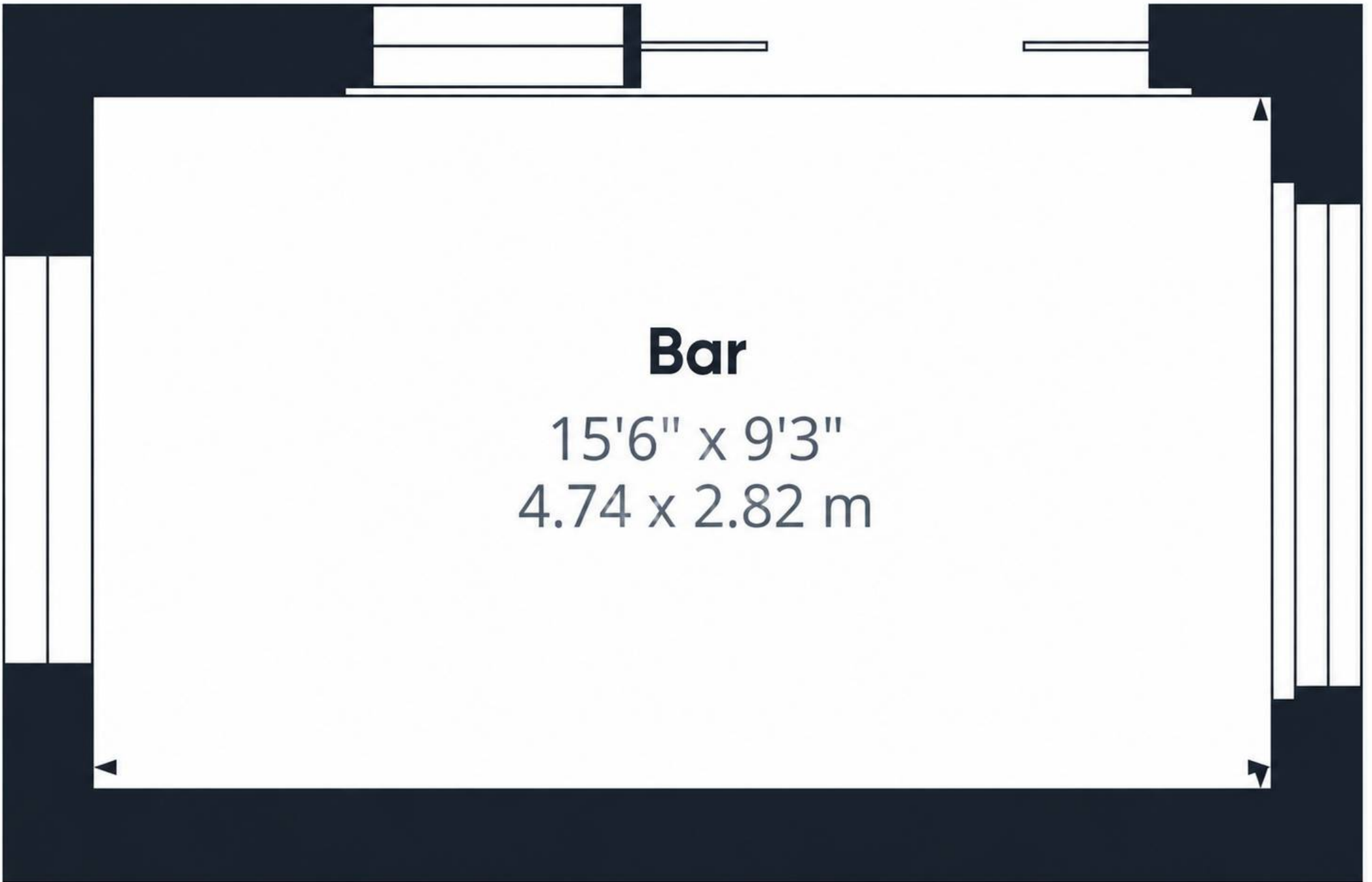














Victoria Estates & Property Management

49 Liverpool Road North, Burscough - L40 0SA

01704 897647 • tori@vepm.co.uk • <http://vepm.co.uk>

