

An aerial photograph of a two-story red brick house with a dark grey tiled roof. The house features a bay window on the right side and a small dormer on the left. A large, well-maintained green lawn is in the foreground, bordered by a low brick wall and a dense green hedge. To the left of the house is a gravel driveway with a wooden gate. The background shows a grassy field and bare trees, suggesting a rural or semi-rural setting.

Wainwright
&
Edwards

FOR SALE
01772 814863

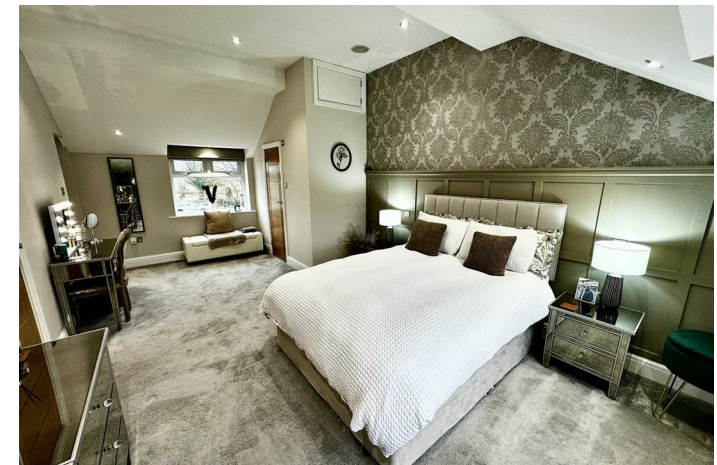
£750,000

259 Liverpool Road, Rufford, Ormskirk, L40 1SD

3  2  2  C 

PROPERTY SUMMARY

Now is a rare opportunity to view this magnificent house in the picturesque setting of Rufford. It has three large bedrooms, a master with a dressing room and ensuite, and a large, contemporary family bathroom with juliette bassinets. The main attraction, which features an open-plan modern kitchen, lounge area, and diner with thoughtfully designed elements that allow for comfortable living and socialising located on the ground floor. The property includes a light and spacious office space with a WC, which leads onto a luxurious lounge with opulent fixtures and fittings. From there, it leads into a large utility room and pantry. The property has triple glazing throughout, gas central heating and front and back gardens with a large 0.8-acre plot. A well-proportioned gated Driveway stretching the full length off the property and a double Garage. The back garden features a Garden room perfect for entertaining. Viewing is highly recommended to appreciate the full scope and scale of the property !!





LOCAL AUTHORITY


West Lancs

TENURE

Freehold

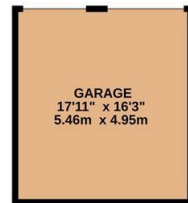
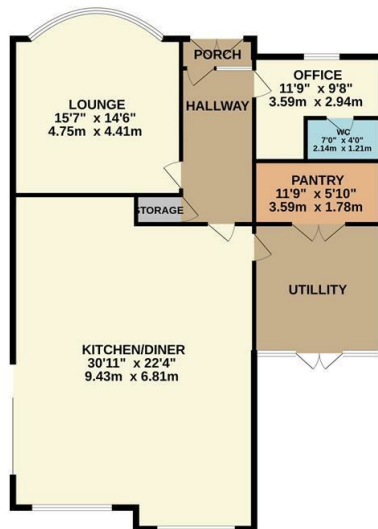
COUNCIL TAX BAND

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
1858 sq.ft. (172.6 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 2832 sq.ft. (263.1 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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