



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£750,000

259 Liverpool Road, Rufford, Ormskirk, L40 1SD



## 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

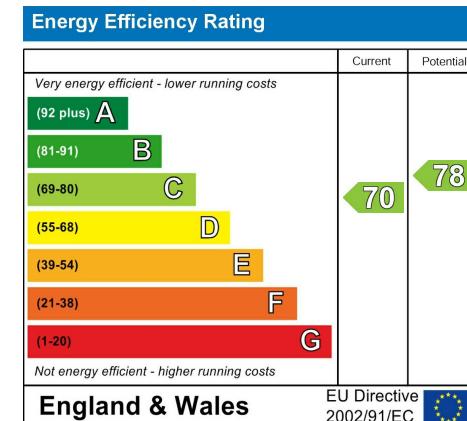
West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

E



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.

**Wainwright  
&  
Edwards**

### OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,  
PR4 6UP

### CONTACT

01772-814863  
[info@wainwrightandedwards.co.uk](mailto:info@wainwrightandedwards.co.uk)

