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RUFF LANE, ORMSKIRK, L39 4QZ

ASKING PRICE: £625,000

Ruff Lane, Ormskirk

NSW Properties are delighted to bring to the market for sale this impressive, four bedroom semi-detached home set upon 1/4 of an acre plot and spread across an extensive floor plan. Situated in a quiet location on one of the most desirable lanes in Ormskirk this ideal family home is perfectly positioned for reaching Ormskirk Town Centre by foot or, for those wanting to reach further afield such as Liverpool, Southport, Manchester, the local motorway networks are close by. Ormskirk Town Centre itself offers many amenities, including Schools, shops, café's, restaurants, bars as well as beautiful parks and countryside nearby.

Upon entry the viewer will be greeted with a welcoming entrance hallway with staircase to the first floor with convenient under stairs cloakroom. Each of the ground floor rooms flows seamlessly from the hallway. To the left, a spacious living room with large, bay, stained glass window to the front, allowing plenty of natural light to flow through as well as an original stone fireplace giving this room a warm and cosy feel.

To the right of the hallway is the beautiful fully fitted kitchen/breakfast room with stone floor tiles and spotlight lighting and boasting a range of fitted wall and base units with composite 1 1/2 sink and drainer as well as integrated appliances including a double oven, gas hob with extractor hood, fridge, freezer, washing machine and dishwasher. Access to the side elevation opens out onto the charming court yard. A useful utility room and superb second reception room/dining room with cast iron fireplace completes the ground floor living areas.

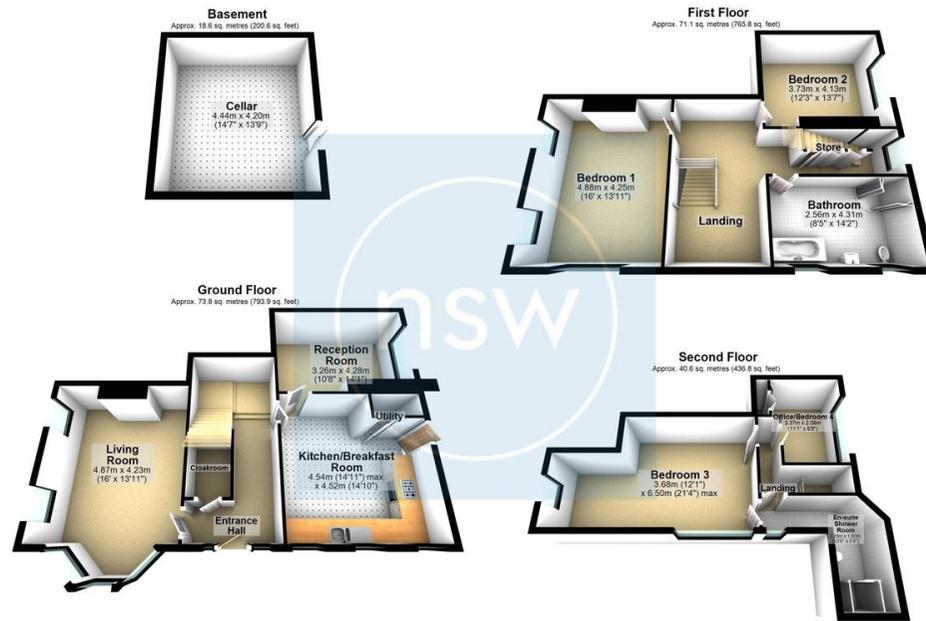
Ascending the stairs in the hallway to the first floor, the spacious landing gives access to two double bedrooms as well as a spacious family bathroom finished with partially tiled walls, tiled floor and ceiling spotlights as well as stunning free standing bath, corner shower, low level WC, wash hand basin and underfloor heating.

Proceeding up further stairs to the second floor there is ample storage space off the landing in the eves space as well as a further two bedrooms with the larger of the two boasting an en-suite shower room. The fourth bedroom is currently being utilised as an office space.

Externally there is an extensive driveway to the front allowing parking for several cars. A gated, block paved pathway leads to the front door with a lawed area, planted borders, and a large wooded area, around 1/4 of an acre with mature trees extending to Ruff Lane giving the property that all important privacy. A lovely block paved courtyard can be accessed via the kitchen.

Further benefits of this fantastic home include a spacious basement, gas central heating and double glazing throughout.





Total area: approx. 204.1 sq. metres (2197.0 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using Planigo.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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