



Highsands Avenue, Rufford

L40 1TE



£245,000



Very spacious, extended four bedroom property offering over 1400 square feet of accommodation, with delightful views out over fields and trees, in a popular residential area with easy access to village amenities, countryside walks and primary transport routes. Available with no upward chain. To the front the driveway can comfortably accommodate up to three vehicles and leads to the main entrance. Step into the hallway and from there into the bay fronted first reception room. To the rear, Reception two is equally spacious and has gas fire and patio doors opening to the garden. The kitchen comprises a range of wall and base units with electric oven and grill, gas hob and space and power for appliances and a covered area leads to a brick storage area with space, power and plumbing for additional appliances. Externally the garden benefits from Indian stone terrace, lawn and crushed slate with beautiful views out making this a great place to relax and entertain. Back inside stairs lead to the first floor landing where there are two good sized double bedrooms and a comfortable single which would make an excellent home office. The family bathroom comprises bath with screen and electric shower over, wc, wash hand basin and fully tiled elevations. To the second floor the spacious master bedroom enjoys those lovely views and also benefits from en suite comprising mixer shower in cubicle, wash hand basin in vanity and wc. Whilst this property would benefit from some upgrading, the space, layout and location make it a first class family home.



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Council Tax band: C

Tenure: Freehold

- Over 1400 square feet of accommodation
- Four bedrooms
- Good sized garden
- Two large reception rooms
- Plenty of parking
- No upward chain



**HOME TRUTHS**  
SALES AND LETTING AGENT

**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

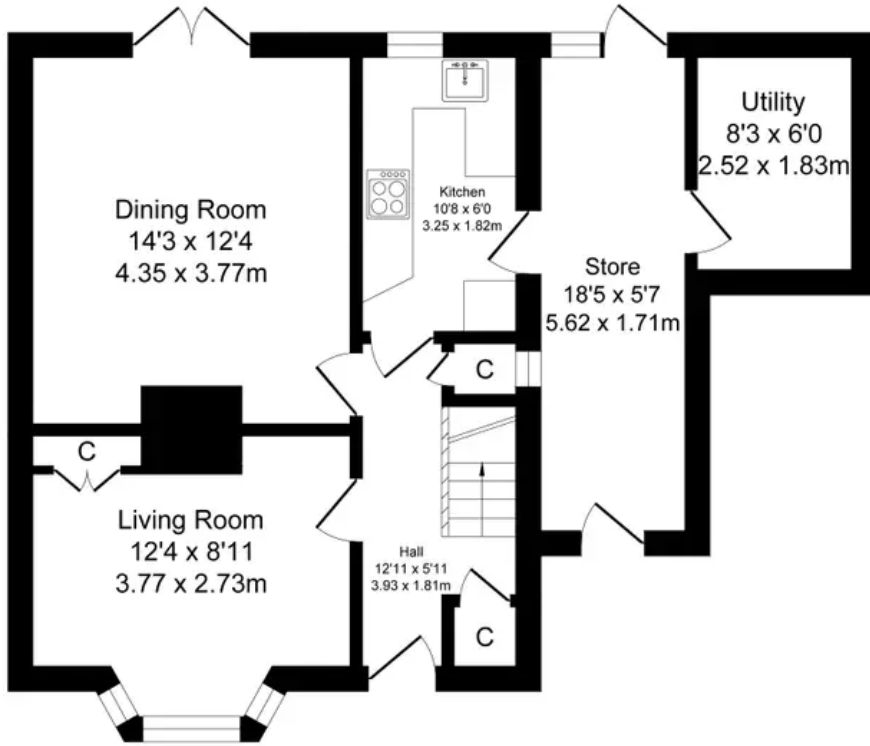
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



# Highsands Avenue, Rufford

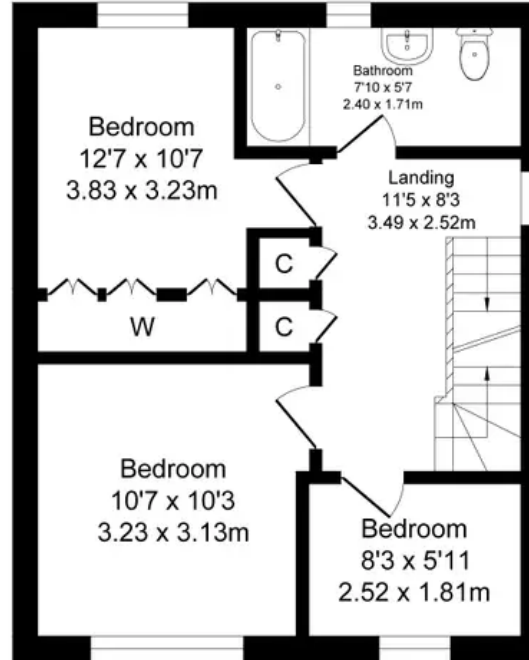
## Total Approx. Floor Area 1415 Sq.ft. (130.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



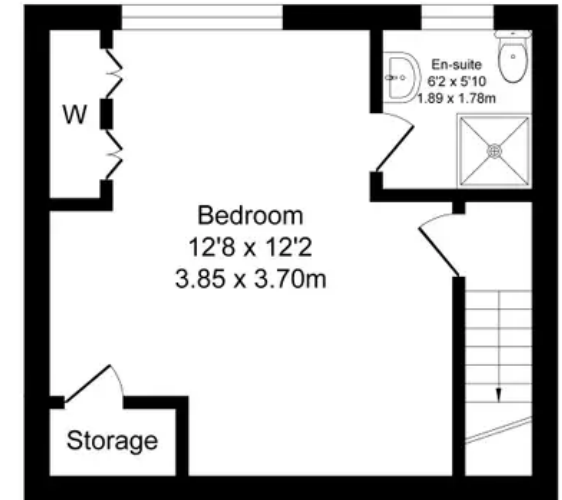
Ground Floor

Approx. Floor Area 632 Sq.Ft (58.7 Sq.M.)



First Floor

Approx. Floor Area 447 Sq.Ft (41.5 Sq.M.)



Second Floor

Approx. Floor Area 327 Sq.Ft (30.4 Sq.M.)