



Ian Anthony

The Estate Agents

Prescott Avenue, Rufford, L40 1TT

Guide Price £215,000

🛏️ 2 🚿 1 🚗 2



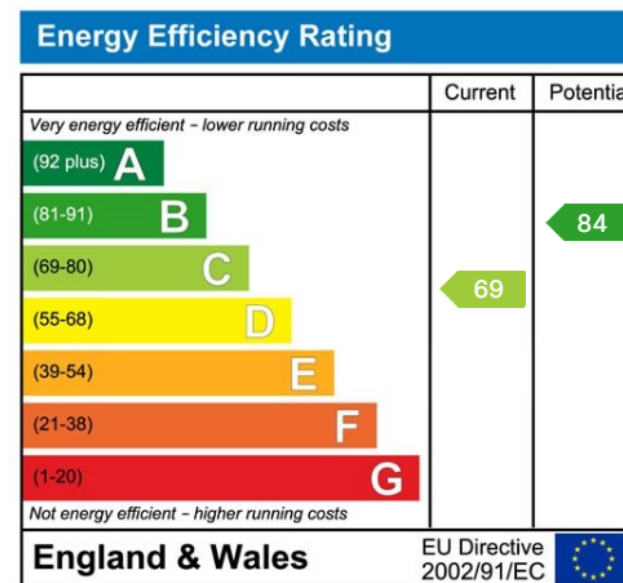
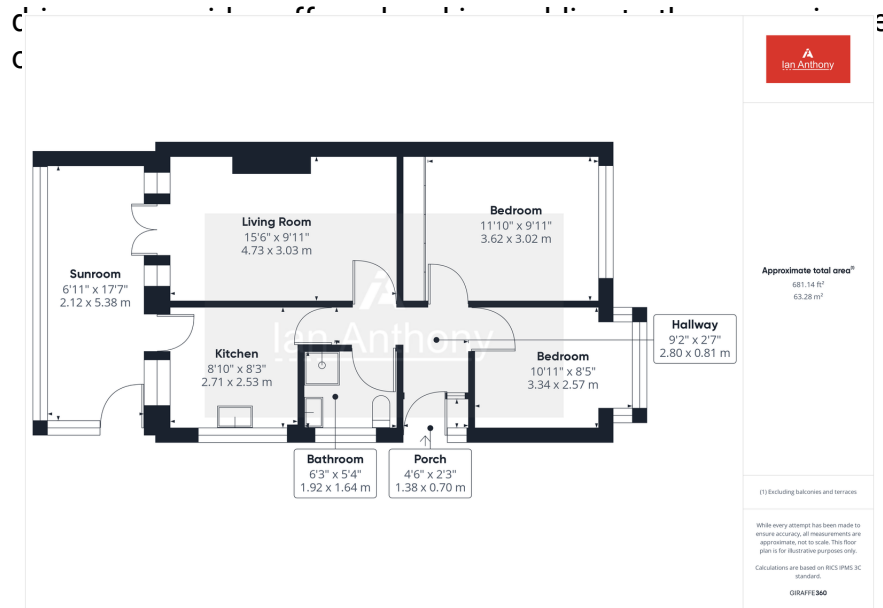
- NO CHAIN!
- TWO BEDROOM BUNGALOW
- QUIET ROAD
- LOCATED IN RUFFORD VILLAGE
- FRONT AND REAR GARDEN
- DETACHED GARAGE
- PLENTY OF POTENTIAL!
- CONSERVATORY



Situated on the tranquil Prescott Avenue in the picturesque village of Rufford, this two-bedroom semi-detached bungalow offers a fantastic opportunity to create your dream home. While in need of modernisation, the property boasts plenty of potential, making it an ideal project for those seeking to add their own personal touch.

The layout includes a welcoming porch leading into a spacious entrance hall. Inside, you'll find two well-proportioned bedrooms, a comfortable living area, and a kitchen that could be transformed into a modern culinary space. To the rear, a conservatory offers views of the garden and provides a bright and versatile additional living area.

Outside, the property features both front and rear gardens, offering space for landscaping or outdoor relaxation. A



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk <https://www.iananthonyestates.co.uk>