



## Flash Lane, Rufford, Ormskirk

**Offers In The Region Of £380,000**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, set within a beautiful rural location in the sought-after village of Rufford, Lancashire, and situated within a designated conservation area. Offered with NO CHAIN, this property presents an excellent opportunity for families or buyers looking for a blank canvas to create their ideal home, with plenty of scope for renovation or reconfiguration throughout. Surrounded by idyllic countryside and benefitting from a peaceful, secluded setting, the property is ideally positioned for those seeking a quieter lifestyle whilst still remaining well-connected. Rufford offers a selection of local amenities, including shops, schools, and a nearby park perfect for families, with further facilities available in surrounding towns such as Ormskirk and Chorley. Excellent travel links are also within easy reach, including Rufford train station providing routes to Preston and Ormskirk, as well as convenient access to the A59 and M6 motorway network.

Stepping into the home, you are welcomed via an entrance hall that leads through into a spacious main reception hall, complete with staircase access to the first floor. From here, you enter the generously sized lounge, a warm and inviting space featuring a charming multi fuel fireplace as its focal point. The lounge flows seamlessly into the dining room at the rear, creating a wonderful area for both everyday living and entertaining, with French doors opening out onto the garden and allowing natural light to flood the space. The kitchen is well-proportioned and offers ample worktop and cupboard space, providing a practical layout with excellent potential for modernisation. Completing the ground floor is a useful utility room, which leads through to a convenient WC and provides internal access to the integrated garage.

Moving upstairs, the first floor offers three well-proportioned bedrooms, suitable for family living or flexible use such as a home office or guest room. Bedroom two benefits from fitted wardrobes, offering excellent storage solutions. The accommodation is completed by a three-piece family bathroom, which also features integrated storage, ensuring functionality alongside comfort.

Externally, the property continues to impress with its attractive kerb appeal. To the front, a gated driveway provides off-road parking for up to two vehicles and leads to the integrated garage, while a well-maintained lawn bordered by mature plants enhances the home's welcoming frontage. To the rear, the property boasts a truly delightful garden, private and enclosed, filled with a variety of established shrubs and trees that create a quintessential rural retreat. With charming tucked-away nooks and additional space extending further back, there is ample room for a shed or greenhouse, making it ideal for keen gardeners. This is a fantastic opportunity to acquire a home in a desirable countryside setting, offering both tranquility and potential in equal measure.















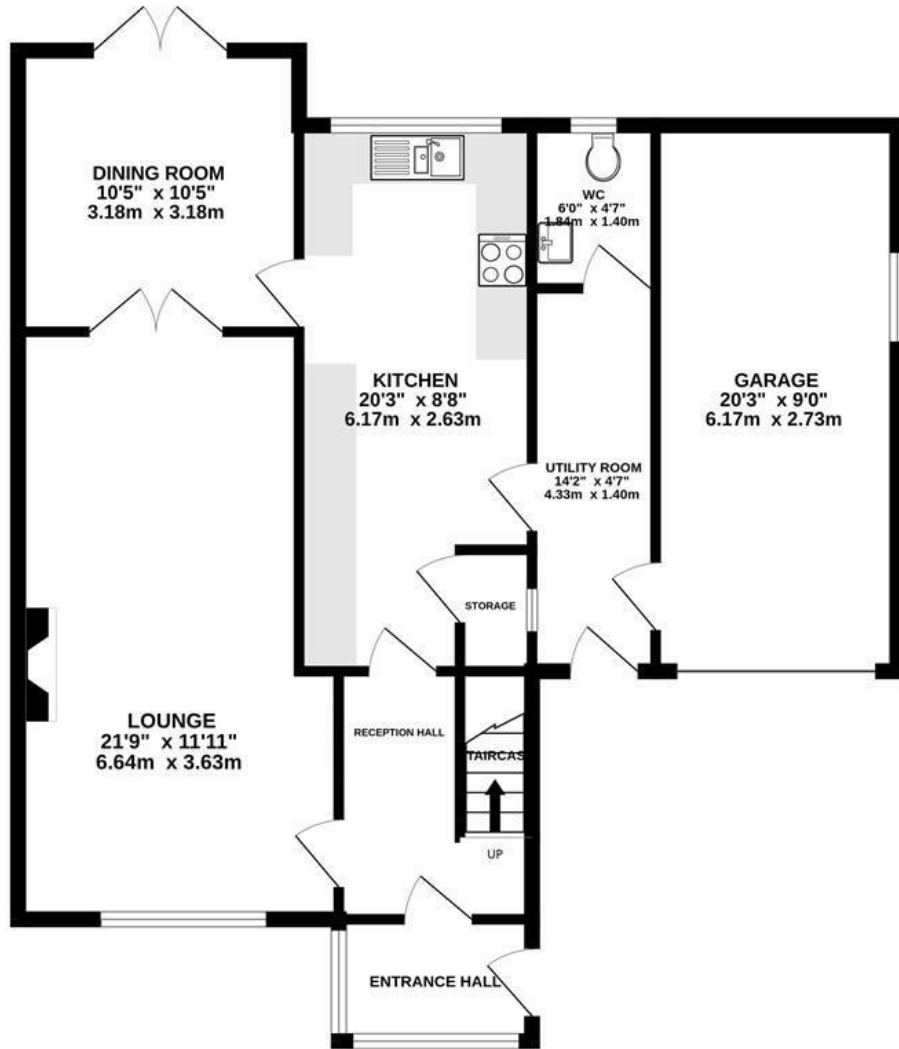




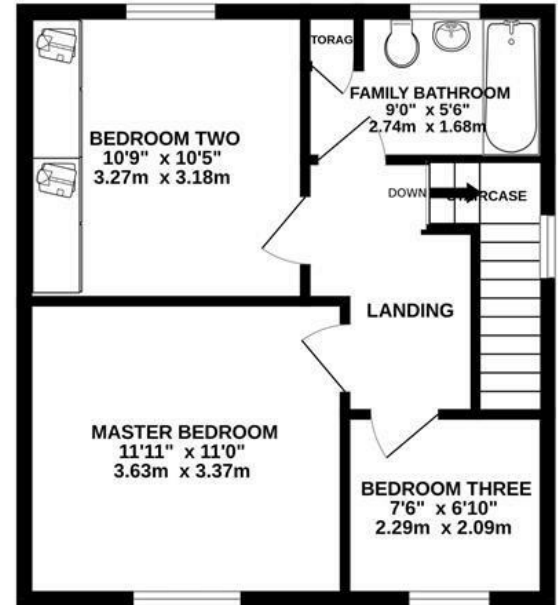


# BEN ROSE

GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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