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56 Roby Mill, Skelmersdale, Lancashire WN8 0QF  
**Offers Over £600,000**







## 56 Roby Mill, Skelmersdale, Lancashire WN8 0QF

This superb three bedroom detached family home must be viewed early to avoid disappointment. Built of natural coursed stone and Welsh Blue slate slate roof, it has timber windows with stone heads and sills. Located on Roby Mill with superb views over the countryside to the rear the property is ideally placed for the motorway access and local amenities. The double glazed and gas centrally heated property comprises to the ground floor : Entrance hall , W.C. lounge with superb open views over the countryside and wood burner fitted, open plan dining kitchen, utility room and to the first floor there are three double bedrooms, principle with en suite, and a family bathroom. Formal gardens to be laid to the side and the rear. We understand that planning approval has been granted for a single garage. 10 year NHBC.

Located on Roby Mill ( A577 ) half way between Upholland and Appley Bridge with extensive views over the country side to the rear. The property is ideally situated for access to the M6 and trains to Wigan and Southport from Appley Bridge station. Beacon Country Park and is close by.

### Entrance Hall

The spacious entrance hall has composite front door and stairs to the first floor.

### Cloaks

A spacious cloaks with low level W.C. and wash basin with counter. Tiled floor and part tiled walls.

### Lounge

15'5" x 11'9" (4.715m x 3.6m)

The delightful duel aspect lounge has a wood burner with timber lintel and slate hearth. The double glazed bifold doors open out to the Indian Stone patio , which continues round the property, and the superb open views over the undulating countryside to the rear. Laminate flooring fitted.

### Dining Kitchen with Family Area

27'4" x 11'10" (8.340m x 3.615m)

With an extensive range of base and wall units with worktops to accord and incorporating a one and one half sink unit, gas hob with angled cooker hood over and double oven beneath. The breakfast bar extends into the dining / family area and the fridge and freezer and dishwasher are integrated. Under counter wine cooler and inset spots to the ceiling are fitted. Laminate flooring fitted.

### Utility

5'9 x 6'5 (1.75m x 1.96m)

The utility room has access to the rear garden and has counter with single drainer sink unit fitted , plumbing for a washing machine and space for a tumble dryer. Laminate flooring fitted.

## FIRST FLOOR

### Landing

Large walk in store.

### Principal Bedroom

20'6 x 13'8 (6.25m x 4.17m )

The duel aspect principal bedroom has double glazed windows to both front and rear elevation.

### En Suite

Superb suite comprising tiled shower compartment with combination wash basin and W.C. to match. Tiled floor an part tiled walls with ladder style radiator/towel rail fitted.



## Bedroom 2

10'7 x 11'7 (3.23m x 3.53m)

The rear facing bedroom has Juliette balcony fitted with wonderful, extensive views over the countryside.

## Bedroom 3

9'6 x 11'7 (2.90m x 3.53m)

Front facing with inset spots fitted to the ceiling.

## Family Bathroom

The superb family bathroom has attractive suite comprising panelled bath with mixer tap and shower attachment, combination wash basin and W.C. Part tiled walls.

## Outside

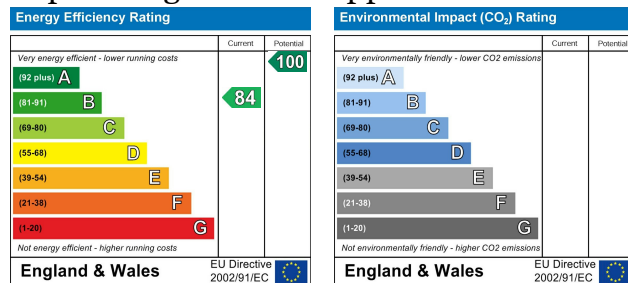
Formal gardens surround the property with an Indian stone path round the house. Timber gate gives secure access to the side and rear garden which is seeded and will have a small hedge planted. There is space for a single garage which we understand has been approved. ( Can be built for an extra £25,000 ). The double drive is block paved and there is an additional seeded triangle to the right of the garage position.

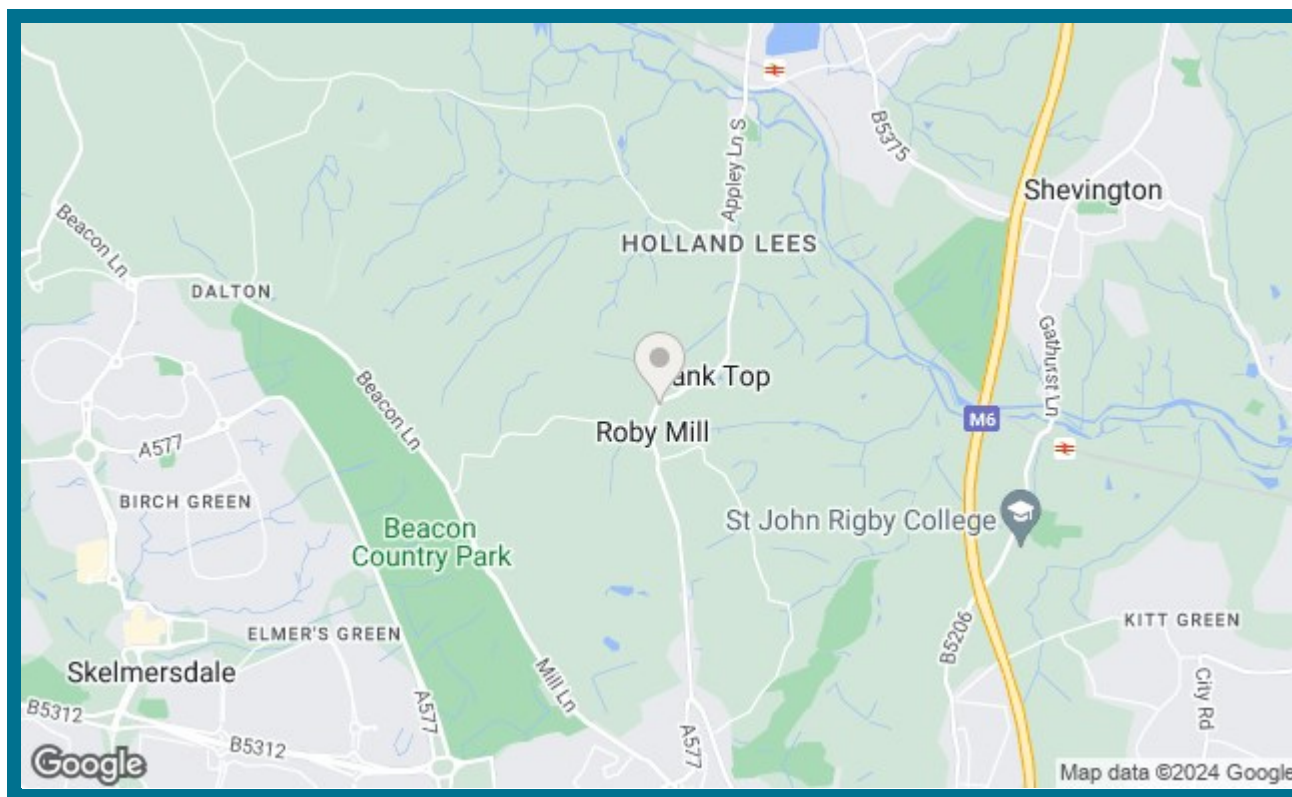
## EPC

Predicted EPC rate in March 2022 was B

## Note

We understand planning has been approved for the erection of a single garage.





### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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TOTAL FLOOR AREA: 1463 sq.ft. (135.9 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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