

TO LET

45, Ayrefield Road, Roby Mill , WN8 0QP

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents



45, Ayrefield Road, Roby Mill , WN8 0QP

Superb two bed property located in the heart of Roby Mill.



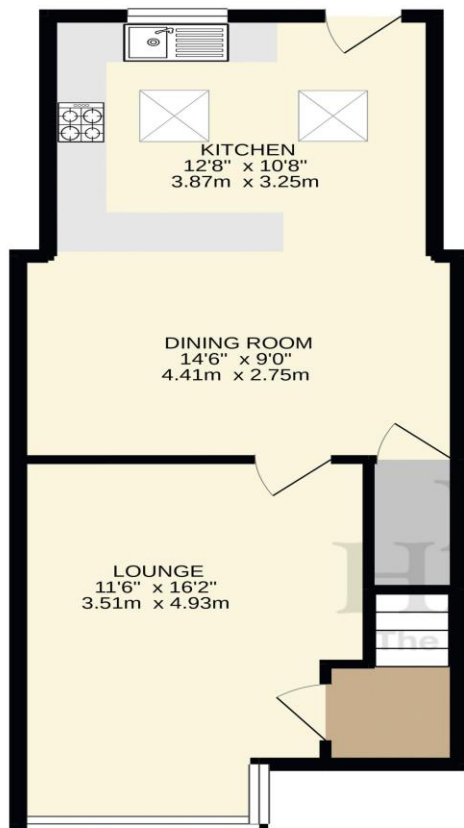
- Mid terrace cottage style property
- Modern fitted kitchen / dining
- Two good sized bedrooms
- Located in the heart of Roby Mill
- Great sized reception rooms
- Family bathroom
- Driveway and rear gardens
- 818 SQ. FT.

Now available to let is this impressive two bed mid terrace cottage style property located in the heart of Roby Mill. Ayrefield Road is located in the semi-rural village of Roby Mill offering fantastic access to a range of amenities, schools for all ages, country walks from the doorstep and is just a short drive to a number of major motorway networks. The superb accommodation is warmed by gas central heating and briefly comprises of entrance porch, inner hallway great sized lounge / sitting room to the front of the property, dining area to the rear which is open planned to a modern fitted kitchen with under floor heating and a range of Neff, AEG and Zanussi appliances situated in a tasteful extension. Up on the first floor the centrally located landing area gives access to a large master double bedroom to the front with built in wardrobe, second good sized bedroom to the rear and then a modern fitted family bathroom with shower over bath. Externally the property offers a gravelled driveway to the front providing off road parking whilst to the rear there is a large private garden with patio area, laid to lawn area and shed. Internal inspection is highly recommended to fully appreciate the overall size, superb finish and excellent location.

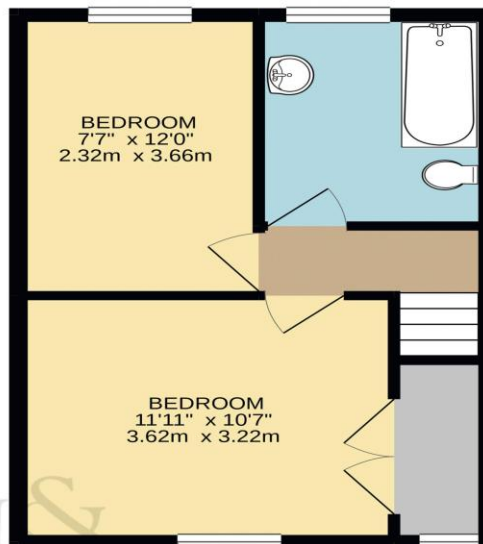




GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.

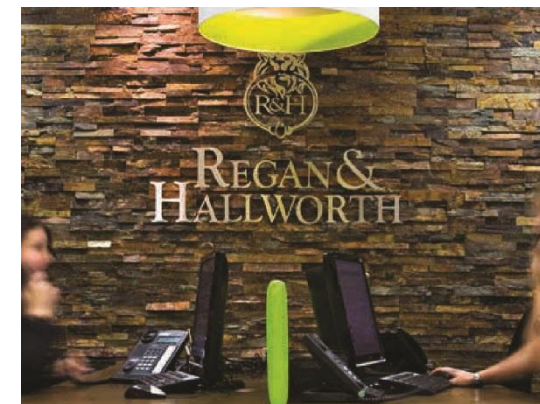


1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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