

FOR SALE

6, Roby Mill, Roby Mill, WN8 0QF



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Spacious end terrace with large, mature rear garden & no onward chain.



- Spacious end terrace home
- Impressive amount of space
- Unique, additional rear garden
- Available chain free
- 3 bedrooms / 2 reception rooms
- Brimming with potential
- Highly coveted rural location
- 914 SQFT

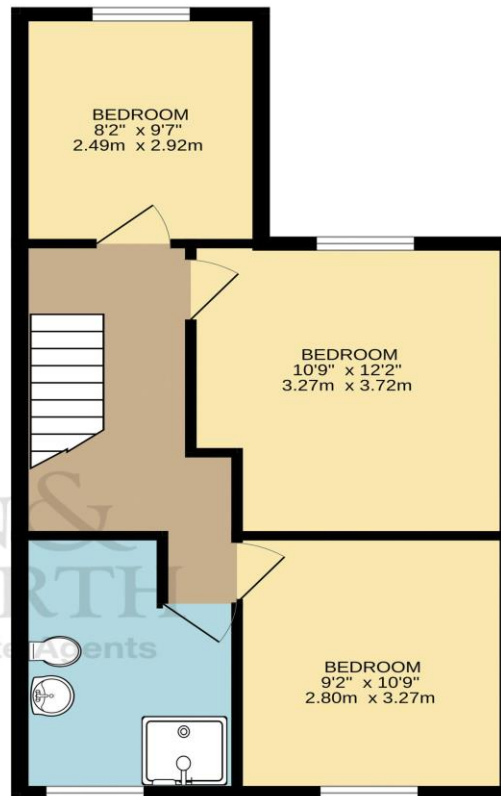
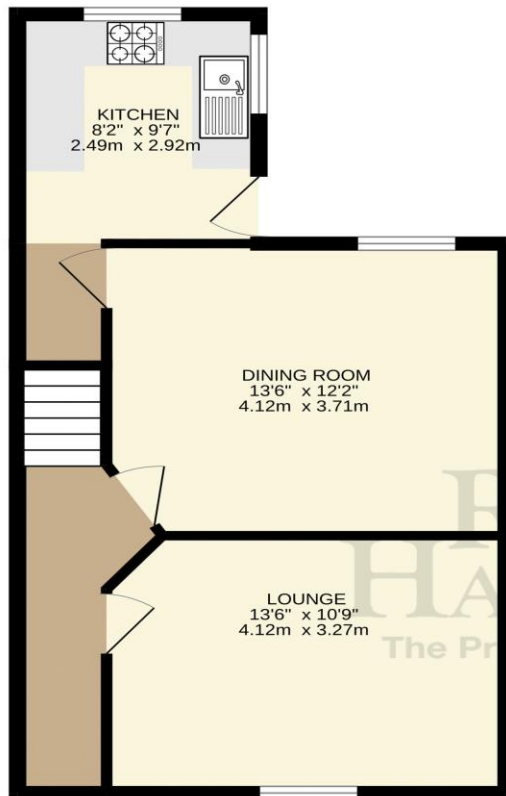
Enviably nestled in the heart of the beautiful hamlet of Roby Mill, a wonderful rural setting where houses rarely come on the open market - this superb end terrace home is offered to the market with the added benefit of no chain delay & early inspection is essential.

One of the larger styles built on the row, this home has benefited from further extensions too, making the property a very sizeable 914 square feet of living space that is brimming with potential, plus has the added bonus of a large additional rear garden and off road parking. Ideal then for any first time buyers looking to purchase something they can make their own, to any downsizing clients seeking the peace of a quiet rural position. The home in brief comprises; an entrance hallway, two good sized reception rooms plus a rear fitted kitchen. Upstairs, there are three bedrooms, plus a 3 piece principal shower room.

Externally, the home enjoys the lovely, peaceful aspects to the front & rear. The rear has a small terrace style garden plus a much larger additional garden too which is private & in front of which is space to build a garage / create off road parking. The home is warmed by gas central heating & the entire system was replaced approx. 5yrs ago. Locally the setting rests close to various country trails and walks, some acclaimed local pubs & excellent schools. Early viewings are essential to appreciate the size & position here. No chain delay.







TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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