FOR SALE

10, St. Gabriels Close, Roby Mill , WN8 0QS

REGAN& HALLWORTH
The Professional Estate & Letting Agents

EST° 1996



10, St. Gabriels Close, Roby Mill , WN8 0QS

Exceptional, fully renovated bungalow nestled in a wonderful rural setting.



- Exceptional fully renovated bungalow
- Completed knocked back to brick
- Secluded, tucked away setting
- Available chain free
- 2 bedrooms / 1 reception room
- Sleek fitted kitchen & shower room
- Wonderful rural position
- 624 SQFT

Nestled down a little-known country lane in the historic hamlet of Roby Mill & surrounded by wonderful open countryside all both sides - this exceptional, fully renovated detached true bungalow offers buyers a unique opportunity to purchase in a particularly pretty, secluded setting & early inspection is essential. St Gabriels Close itself is an idyllic little road located just off Stoney Brow, positioned a short distance to the area's excellent pubs such as The Fox & numerous pretty trails & walks. Bought by the current owners & completely renovated throughout, the bungalow was knocked back to brick and everything replaced. The home was re-wired, the entire heating system including pipes, radiators and boiler were replaced & all fresh plasterwork, doors, architraves & skirting boards fitted. Our clients then installed a really high quality fitted kitchen & shower room and superb LVT flooring. The result is the ideal purchase for any clients seeking convenient, one floor living coupled with a turn-key space they can simply move straight into. The bungalow comprises; a newly built front porch, lovely sized main lounge, two bedrooms, a sleek fitted kitchen which is finished with quality quartz worktops & range of appliances, plus the similarly impressive shower room with porcelain tiles & walk in shower. Off the kitchen is a useful utility room too. Externally the home enjoys considerable kerb appeal courtesy of the freshly rendered frontage & new porch (the roof too is only approximately 5 years old). There is ample parking from the two separate driveways plus a large mature rear garden with exceptional open views across rolling countryside. Book now to avoid disappointment. No chain delay. The bungalow is being sold with vacant possession and does not include any furniture. The virtually staged images are for illustration purposes only.





















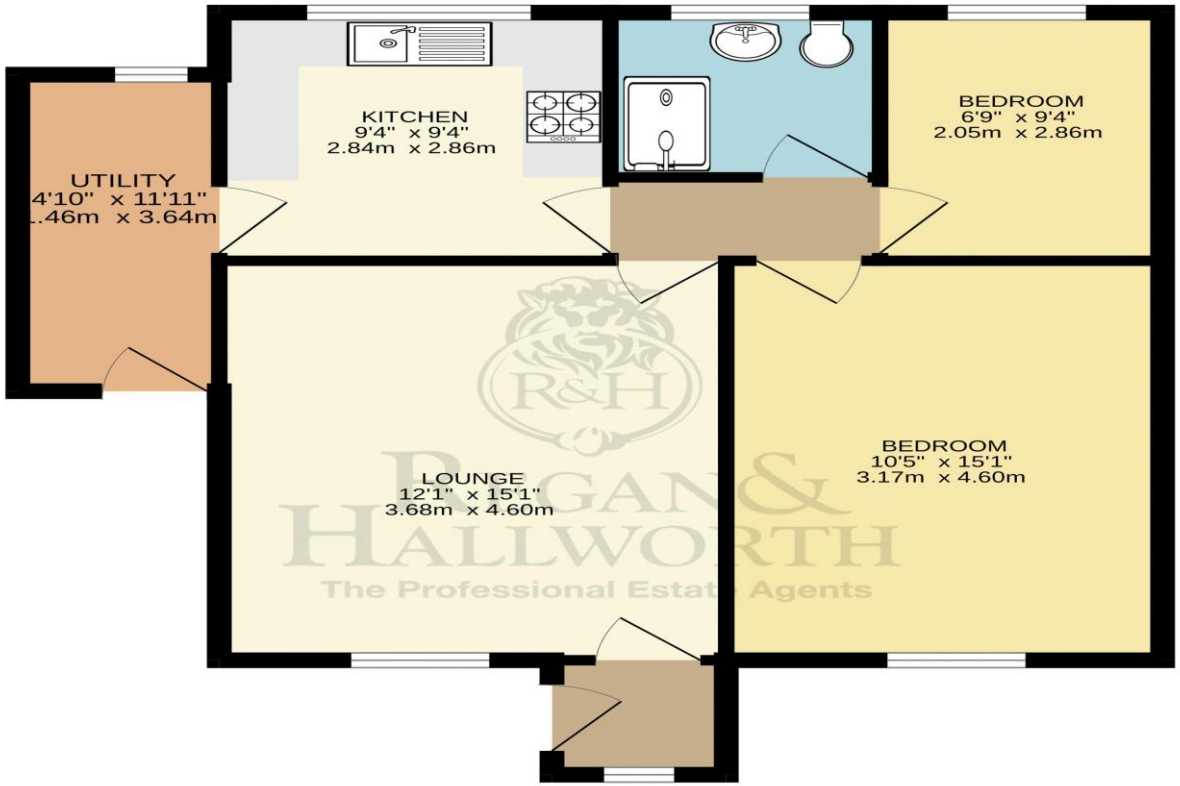






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TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

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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