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THE COMPLETE PROPERTY FIRM

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21 Ayrefield Road
Roby Mill
Upholland
WN8 0QP

Guide Price £240,000

**A three bedroomed end terraced property
Finished to a high standard for sale
in the sought after village of Roby Mill**

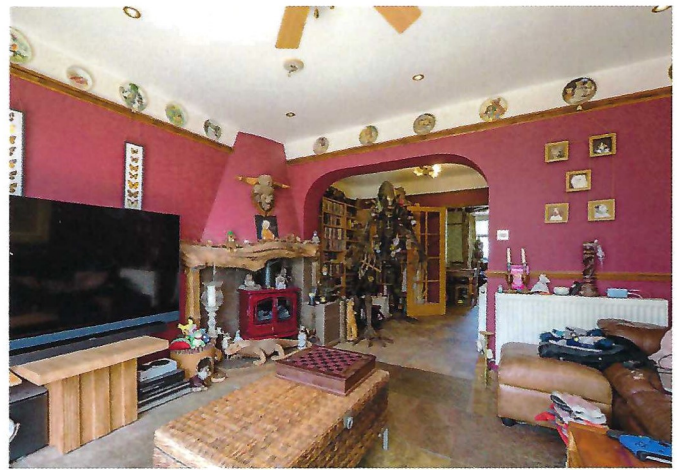
The property offers good family accommodation built of brick and slate.

A front **Porch** leads to the ground floor.

The **Kitchen/Dining Room**. Shaker style cupboard and drawer units with Cata electric oven and induction hob. There is also Stratford cast iron wood fired oven.



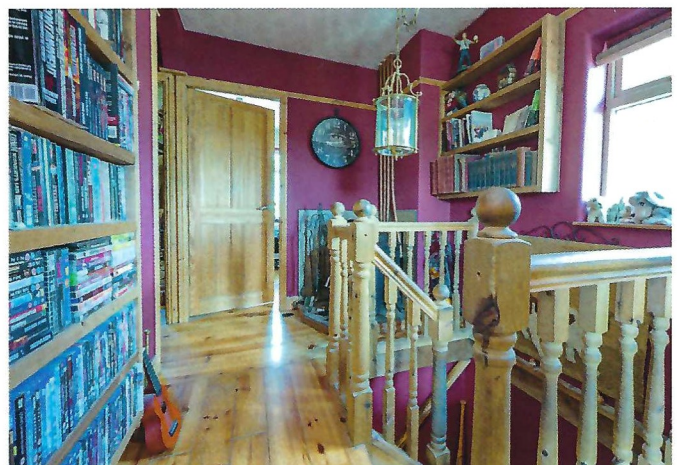
The adjoining spacious **Living Room** with French doors overlooks the **Garden**.

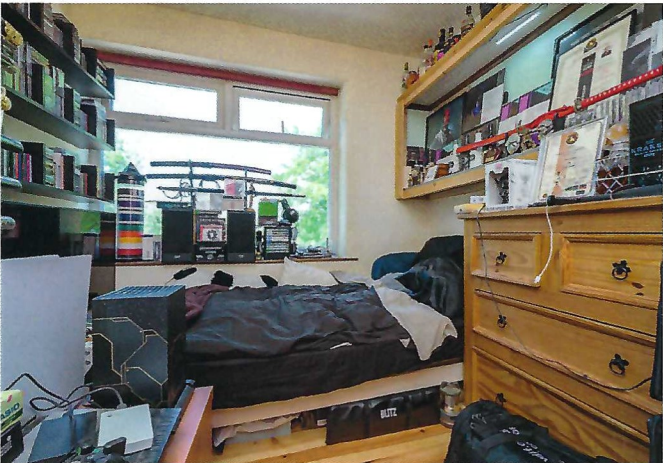


To the side of the Living Room is a **Bathroom** with bath, wash hand basin and w.c.



Landing with a wood fired central heating system leading to the **Three Bedrooms**. The **Master Bedroom** has an **en suite bathroom**. There is a separate **Shower Room**.





Outside

A generous partly paved **Garden** with various **Sheds and Cabins**.



Council Tax - Band B.

SERVICES

Mains water, gas, electricity and drainage.

VIEWING

By appointment with Agents.

LOCAL AUTHORITY

West Lancashire Borough Council,
Planning/Development Services, P.O. Box 16,
52 Derby Street, Ormskirk, Lancs. L39 2DF
T: 01695 577177

AGENT'S NOTICE

Frank Marshall & Co. for themselves and for the Sellers of this property give notice that:

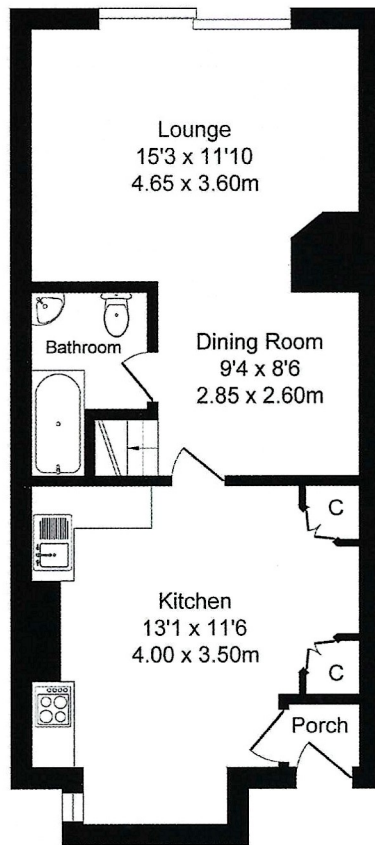
1. All intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.
2. The Sellers do not make or give and neither Frank Marshall & Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

This brochure was prepared by the Agents in accordance with the seller's instructions in June 2023. All measurements are approximate.

Ayrefield Road

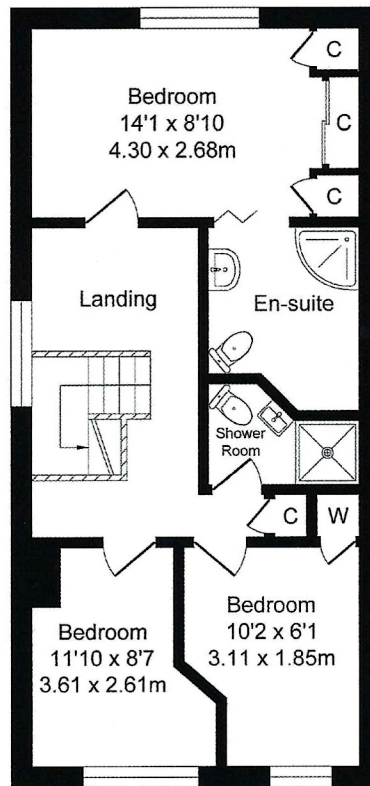
Total Approx. Floor Area 1068 Sq.ft. 99.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area
543 Sq.Ft
(50.4 Sq.M.)



First Floor

Approx. Floor Area
525 Sq.Ft
(48.8 Sq.M.)



PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.

