



49, Farley Lane, Roby Mill, WN8 0QG

A very impressive family home in a lovely rural village setting.

£560,000

- Individual family home
- Pretty village location
- Spacious modern interiors
- Double garage
- Five large bedrooms
- Beautiful gardens
- Central heating & double glazing.
- 2727 SQ.FT



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A very impressive family home in a lovely rural village setting.

Offering a very generous sized floorplan that extends to 2727 SQ.FT including a detached double garage, number 49 Farley Lane is everything you look for in the family home of today. This is a very impressive individually built 5 bedroomed home with modern spacious interiors. The property rests on a beautiful established garden plot set within one of Wigan's most highly prized rural villages Roby Mill. Farley Lane is a leafy established country lane situated within the greenbelt countryside. Roby Mill benefits from two excellent village pubs and a charming little primary school. Nearby Appley Bridge has a train station offering easy access to Manchester and London and junction 27 of the M6 is a pleasant 10 minute drive away. The house is attractively appointed both inside and out with large well-proportioned rooms and a striking central entrance hallway. The large comfortable living room features bi-fold doors that open onto a sunny patio. The dining room is a large space that has plenty of space to seat eight and opens out directly into the rear garden. The kitchen is an impressive space extending to over 20 feet, the well-equipped room is fitted with an attractive range of furniture that incorporates a range of integrated appliances. In addition there is also a useful pantry, guest cloak room and utility room. The upper floor is configured for five bedrooms and features two stylish full size bathrooms however this space is flexible and could easily accommodate a sixth bedroom if required. The garden is one of the properties best assets for the house is set well back from the lane behind a large walled front garden and an expansive block paved drive way. The rear garden is private and enclosed with a first class patio area.





Energy Performance Certificate



49, Farley Lane, Roby Mill, SKELMERSDALE, WN8 0QG

Dwelling type: Detached house
 Date of assessment: 19 August 2015
 Date of certificate: 19 August 2015
 Reference number: 8407-7413-4829-8297-5853
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 220 m²

Use this document to:

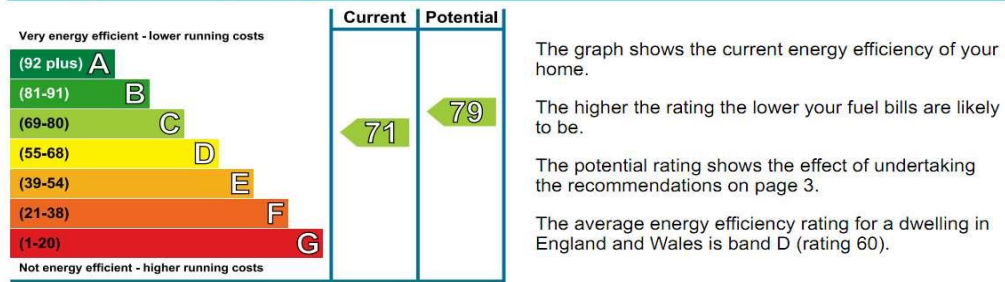
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,401
Over 3 years you could save	£ 381

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 294 over 3 years	
Heating	£ 3,594 over 3 years	£ 3,309 over 3 years	
Hot Water	£ 417 over 3 years	£ 417 over 3 years	
Totals	£ 4,401	£ 4,020	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 300	✓
2 Low energy lighting for all fixed outlets	£40	£ 78	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 777	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancs: 01695 585258 Chorley: 01257 515151.

If there is any point of particular interest to you please contact us and we will





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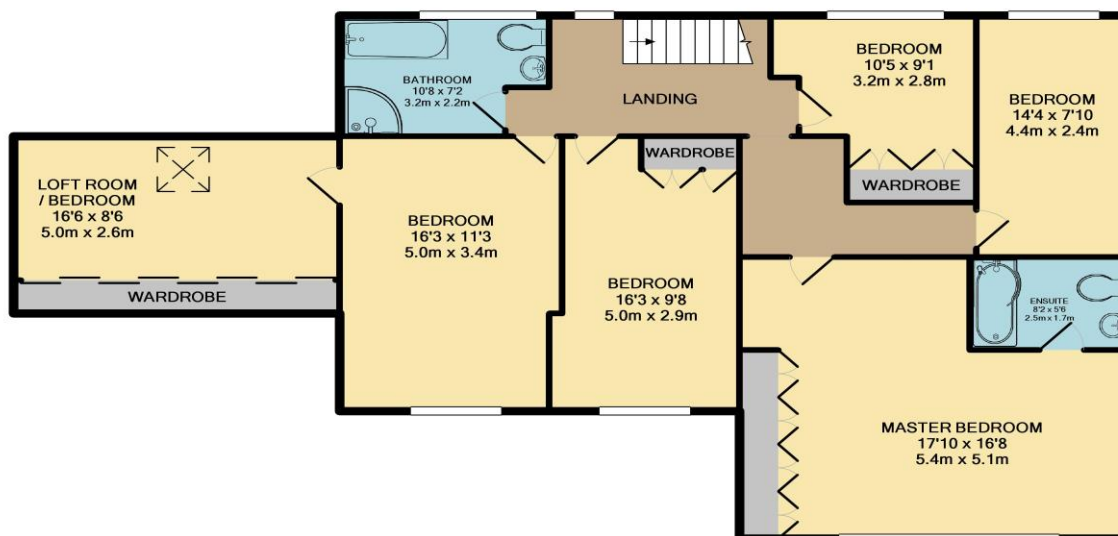
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GROUND FLOOR
APPROX. FLOOR
AREA 1464 SQ.FT.
(136.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1262 SQ.FT.
(117.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2727 SQ.FT. (253.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to arrange a viewing of this property please contact one of our three local showrooms. Additional information on this property is available at www.reganandhallworth.com

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