



FOR SALE
FRASER REEVES
01925 222555
www.fraserreeves.co.uk

FARM CROFT DRIVE, GOLBORNE, WA3 3YJ



FARM CROFT DRIVE, GOLBORNE, WA3 3YJ

Nestled in the sought-after Rothwells Farm development, this beautiful, detached family home offers the perfect blend of comfort, style, and space. With tastefully neutral décor throughout, the property is ready for you to make it your own.

Upon entering, you're greeted by a welcoming hallway leading to a bright and airy living room, and a cozy snug – ideal for relaxing evenings or as a playroom. The heart of the home is the stunning kitchen-diner, designed for both cooking and entertaining. It features modern fittings, ample cupboards, and space for a large dining table, making it perfect for family gatherings throughout the year.

Upstairs, you'll find four generously sized bedrooms, each filled with natural light, along with a family bathroom and en-suites to both bedroom one and two.

Outside, the property boasts well-maintained front and rear gardens. The rear garden is perfect for summer barbecues or a tranquil morning coffee. A double driveway offers convenient parking for two vehicles.

Located just across from a well-maintained community park, this home enjoys lovely green views and a peaceful setting while still being close to local schools, shops, and transport links.

Ideal for families seeking a spacious, welcoming home in a prime location. Don't miss the opportunity to make this your new family haven.





**FRASER
REEVES**



Approx. Gross Internal Floor Area 1458 sq. ft / 135.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and Tile

Heating type: Gas Central Heating

Broadband: standard (download 5mbps, upload 0.6mbps), superfast (download 47mbps, upload 10mbps), ultrafast (download 1000mbps, upload 220 mbps).

Mobile Signal/Coverage: O2 (voice limited, data limited), Three (voice likely, data likely), Vodafone (voice limited, data limited).

Rights/Restrictions: ask the agent

Flood Risk (if known): none

Existing Planning Permissions: none

Local Authority:

Wigan Borough Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

rightmove

zoopla
 PrimeLocation

**FRASER
REEVES**