



EAST FIELD DRIVE, GOLBORNE, WA3 3YP



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Positioned At The Heart Of The Ever-Popular Rothwells Farm Development, This Four Bedroom Family Home Offers Plenty Of Space Throughout, Both Internally And Outside. You'll Be Particularly Taken With The Impressively Sized Rear Garden Overlooking Interrupted Fields, In Addition To The Beautiful Kitchen-Diner Fit For Everyday Family Meals and Entertaining.

****Call To View On 01925 222555****

Upon entering, you're greeted by a welcoming hallway leading to a bright and bay-fronted living room; ideal for relaxing with the family. 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. Also downstairs is the convenient w.c, a separate utility room and handy under-stairs storage.

Upstairs, you'll find four good sized bedrooms, (two doubles and two singles) along with a family bathroom and en-suite to bedroom one.

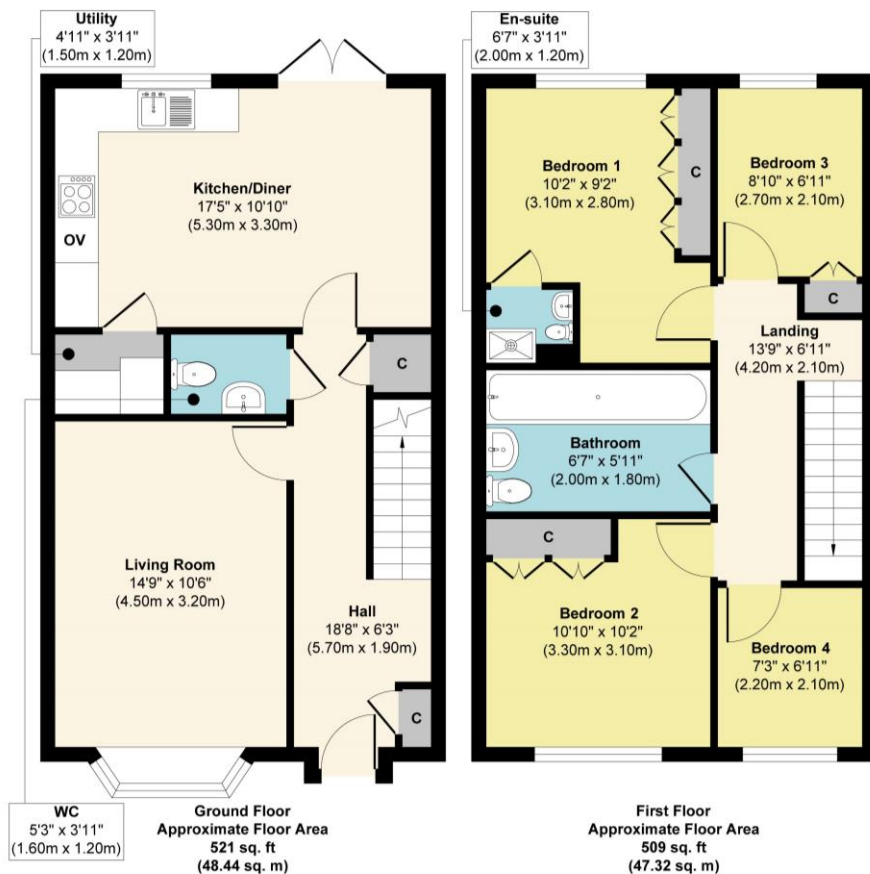
Outside, the property boasts well-maintained front and rear gardens, with the rear being particular large. The rear garden is perfect for summer barbecues or a tranquil morning coffee. A long driveway to the side of the property offers convenient parking for two vehicles. There is also a secure detached garage for additional storage, which can be accessed both from the driveway or the rear garden.

With open-fields to the rear, this home enjoys the benefit of a peaceful setting while still being close to local schools, shops, and transport links.

Thanks to this home's fantastic presentation throughout, uninterrupted rear views and good sized accommodation, it's sure to be a popular choice for buyers. Don't miss out on your chance to view this family home early.







Approx. Gross Internal Floor Area 1030 sq. ft / 95.76 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 50mbps, upload 12mbps), ultrafast (download 1800mbps, 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): high (Surface water), rivers and sea (very low).

Existing Planning Permissions: none

Local Authority:

Wigan Borough Council

Score	Energy rating	Current	Potential
92+	A		94 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

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