



EDWARDS TRUMBLE MEADOW, GOLBORNE, WA3 3YW



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An Idyllic Family Home Positioned On A Quiet, Cul-De-Sac Position Makes This Property A Thoroughly Exciting Prospect For Buyers In The Market For Something Truly Spectacular.

Upon entering, you're greeted by a welcome hallway leading to all ground floor rooms; a cosy snug, a spacious family living room, downstairs w.c and a contemporary kitchen-diner.

To the first floor, there are four bedrooms, one of which benefits from an en-suite shower room, in addition to the family bathroom also found on the first floor.

Outside, there's plenty of space for relaxing or entertaining as you wish.

To the front, you will find a spacious garage and off-road parking for two vehicles, as well as a generous garden to the rear, perfect for spending time outdoors this summer.

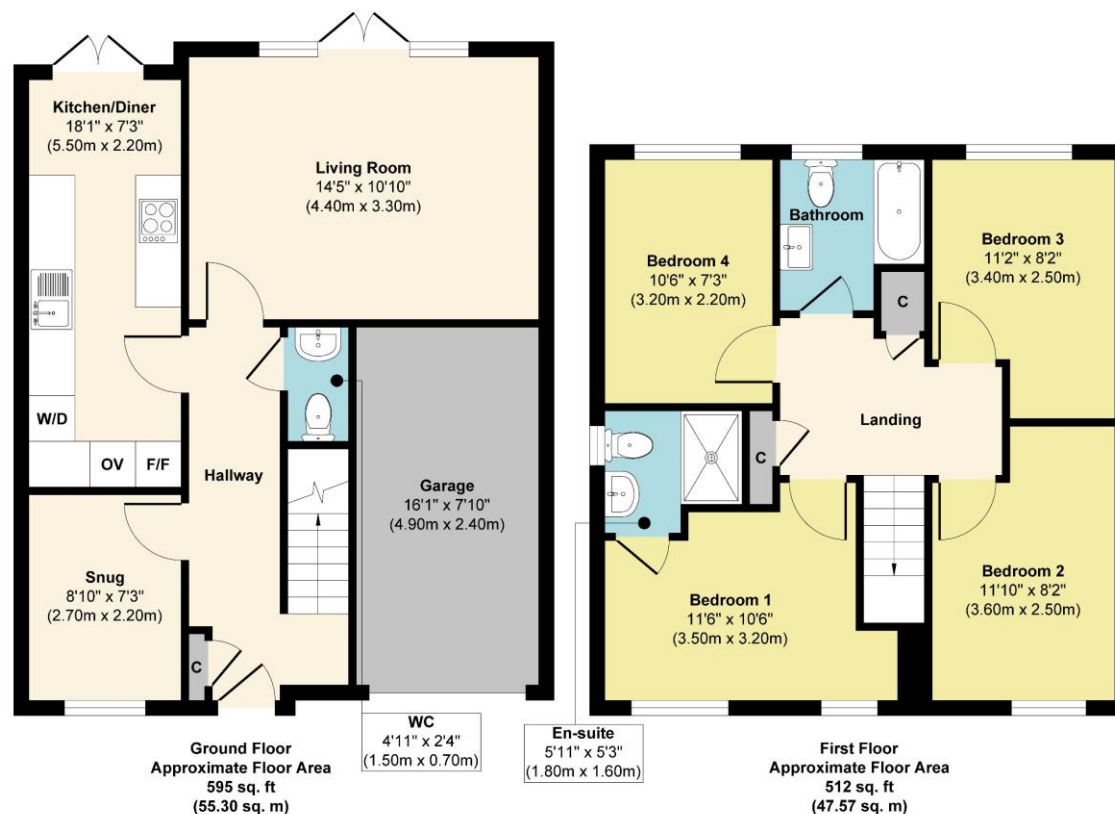
Tucked away on the popular Rothwells Farm development, Edwards Trumble Meadow offers space, tranquility and room to grow into this fantastic home.



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Approx. Gross Internal Floor Area 1107 sq. ft / 102.87 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 20mbps, upload 3mbps), superfast not available, ultrafast (download 1800mbps, upload 220 mbps).

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

Rights/Restrictions: ask the agent

Flood Risk: medium (Surface water), rivers and sea (very low).

Existing Planning Permissions: none

Local Authority:

Wigan Borough Council

Council Tax: Band D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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