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Wimpey

*Find your way around*

# ROTHWELLS FARM

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GOLBORNE | GREATER MANCHESTER





# Taylor Wimpey

## ROTHWELLS FARM

Lowton Road  
Golborne  
Wigan  
Greater Manchester  
WA3 3EG

## CONTACT US ON

01942 363 586

## SATNAV

WA3 3EG

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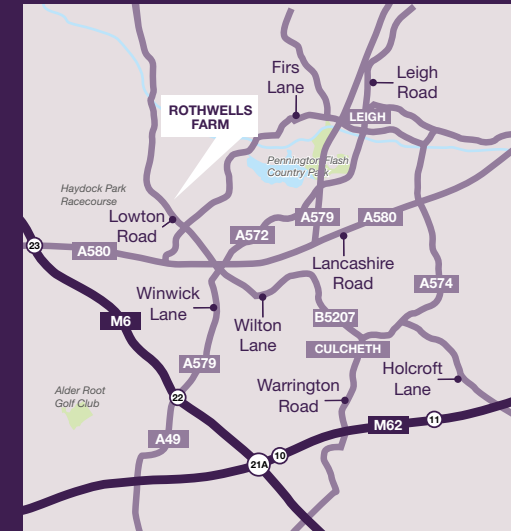
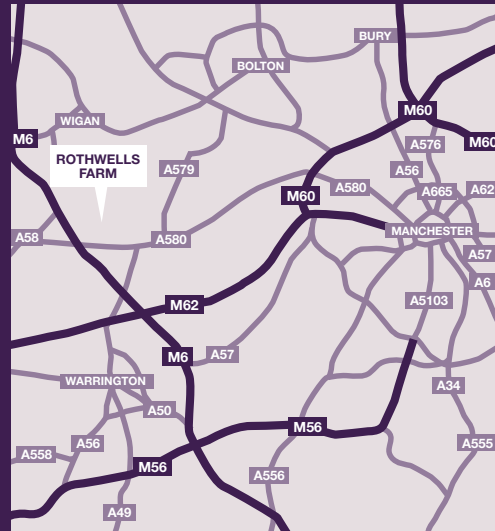
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## FROM A580 (EASTBOUND)

- Leave the A580 and join Bridge Street (A573), signposted Wigan
- Follow the road for approximately 1 mile, then at the roundabout take the second exit, turning right onto Lowton Road
- Follow the road for approximately 0.1 miles and you will arrive at Rothwells Farm on your left hand side.

## FROM WIGAN

- Head South-West on Wallgate towards King Street West then turn left to stay on Wallgate and take your next left onto Queen Street
- Turn left onto Chapel Lane, then left again onto King Street then turn right onto Rodney Street and right again onto Harrogate Street
- After approximately 0.1 miles Harrogate Street turns slightly left to become Darlington Street then turn left onto Warrington Road
- At the next two roundabouts take the 2nd exit and continue on Warrington Road.
- After approximately 2.5 miles, at the roundabout take the 1st exit onto Lowton Road and you will arrive at Rothwells Farm on your left hand side.

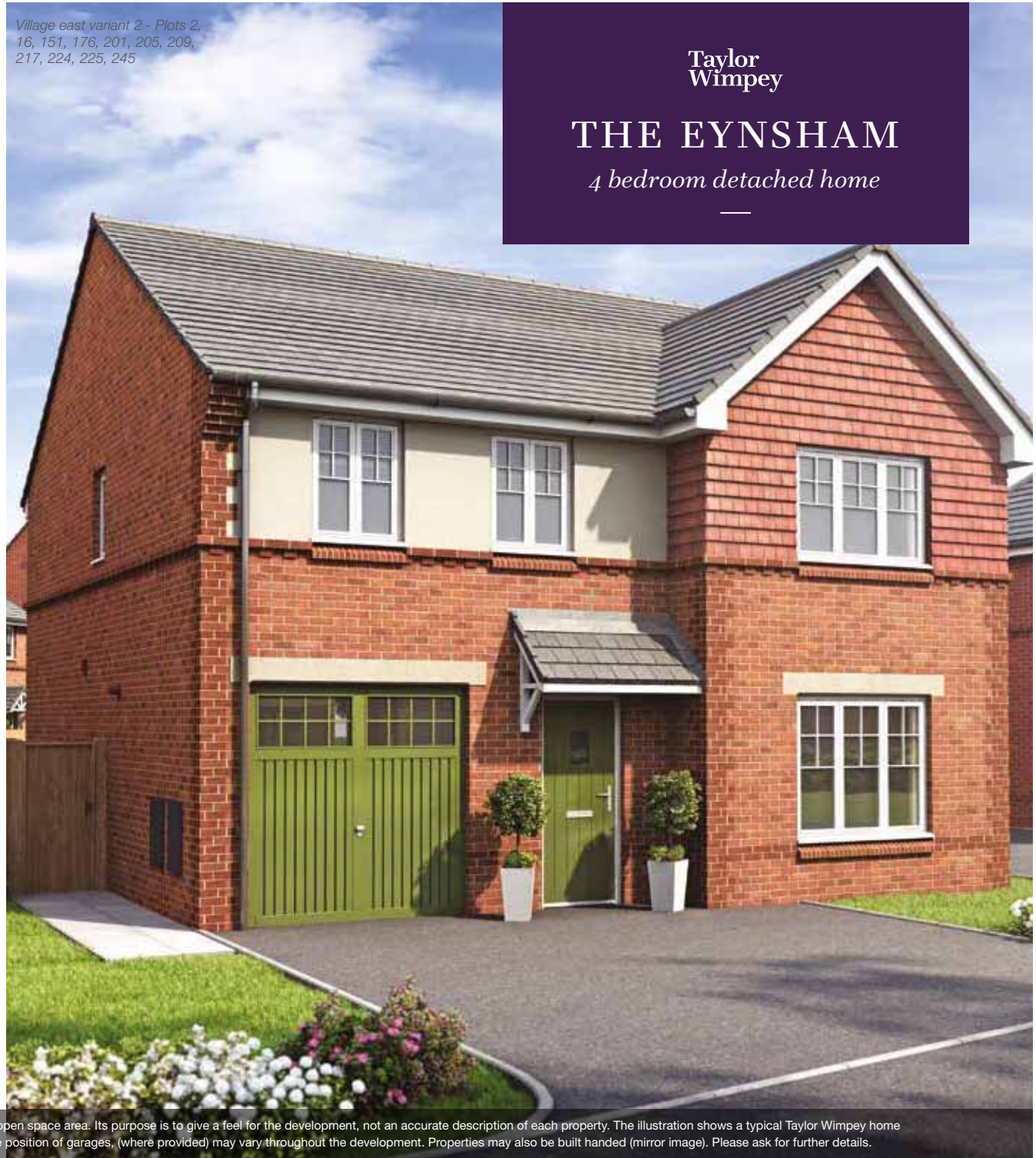


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Village central variant 1 - Plots 347,363, 376, 424



Village east variant 2 - Plots 2, 16, 151, 176, 201, 205, 209, 217, 224, 225, 245



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## THE EYNESHAM

*4 bedroom detached home*

Village central variant 2 - Plots 362, 430



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Village east variant 1 - Plots 149, 168, 200, 214, 249



Village west variant 2 - Plots 505, 574



Village west variant 1 - Plots 502, 557, 578, 582, 600, 656



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# THE EYNSHAM

*A superb four bedroom detached home, The Eynsham provides all the practicality and living space you could need. A fitted kitchen with breakfast area features French doors leading to the garden, while a spacious living room overlooks the front of the property and features double doors leading to a separate dining area. Two en suite bedrooms are found upstairs, along with two further bedrooms and family bathroom located off the central landing.*

**TOTAL 124.86 sq. m. / 1334 sq. ft.**

*Ground floor*




<b>Kitchen</b>	2.9m x 2.99m	9' 6" x 9' 10"
<b>Breakfast/Family Area</b>	2.22m x 2.99m	7' 3" x 9' 10"
<b>Lounge</b>	3.3m x 5.59m	10' 10" x 18' 4"
<b>Dining</b>	2.96m x 2.99m	9' 9" x 9' 10"
<b>WC</b>	0.9m x 1.69m	2' 11" x 5' 7"

*First floor*



<b>Bedroom 1</b>	3.39m x 4.59m	11' 1" x 15' 1"
<b>En suite 1</b>	2.09m x 1.82m	6' 10" x 5' 12"
<b>Bedroom 2</b>	3.65m x 2.9m	11' 12" x 9' 6"
<b>En suite 2</b>	2.58m x 1.84m	8' 6" x 6'
<b>Bedroom 3</b>	3.14m x 2.7m	10' 4" x 8' 10"
<b>Bedroom 4</b>	2.58m x 3.14m	8' 6" x 10' 4"
<b>Bathroom</b>	2.27m x 1.9m	7' 5" x 6' 3"

 **Plots:** 2, 16, 149, 151, 168, 176, 200, 201, 205, 209, 214, 217, 224, 225, 245, 249, 347, 362, 363, 376, 424, 430, 502, 505, 557, 574, 578, 582, 600 & 656

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Village east variant 1 - Plots 1, 140, 167, 199, 203, 456



Village east variant 2 - Plots 147, 148, 172, 183, 204, 211, 247, 271

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## THE TEASDALE

*4 bedroom detached home*



Village central variant 2 - Plots 445



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Village west variant 1 - Plots 576, 653



Village west variant 2 - Plots 501, 570, 603



Village central variant 1 - Plots 374, 359



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# THE TEASDALE

*The Teasdale is a distinctive four bedroom family home, designed with the modern family in mind. From the entrance, doors lead to a spacious living room, a study, and cloakroom. To the rear, an open plan kitchen/dining area with French doors onto the garden, plus adjoining utility room. On the first floor, bedroom one with an en suite, three further well proportioned bedrooms, and a family bathroom are located.*

**TOTAL 119 sq. m. / 1290 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.48m x 2.78m	11' 5" x 9' 1"
<b>Dining</b>	3.08m x 2.33m	10' 1" x 7' 8"
<b>Utility</b>	3.08m x 1.65m	10' 1" x 5' 5"
<b>Lounge</b>	4.78m x 3.62m	15' 8" x 11' 10"
<b>Study</b>	2.94m x 2.70m	9' 8" x 8' 10"
<b>WC</b>	1.80m x 1.03m	5' 11" x 3' 4"

*First floor*



<b>Bedroom 1</b>	3.68m x 3.57m	12' 1" x 11' 9"
<b>En suite</b>	2.21m x 1.42m	7' 3" x 4' 8"
<b>Bedroom 2</b>	4.07m x 2.71m	13' 4" x 8' 11"
<b>Bedroom 3</b>	2.84m x 2.71m	9' 4" x 8' 11"
<b>Bedroom 4</b>	2.64m x 1.90m	8' 8" x 6' 3"
<b>Bathroom</b>	2.03m x 1.90m	6' 8" x 6' 3"

 **Plots:** 1, 140, 147, 148, 167, 172, 183, 199, 203, 204, 211, 247, 271, 359, 374, 445, 456, 501, 570, 576, 603 & 653

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# THE WHITFORD

*4 bedroom detached home*

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Village east variant 2 - Plots 150, 280



Village east variant 1 - Plots 169, 188, 246



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# THE WHITFORD

*Traditionally designed and with a spacious interior, the four bedroom Whitford makes the ideal family home. An entrance hallway leads to a living room and open plan kitchen/dining room, each with French doors out to the garden. A study and guest cloakroom complete the ground floor. Upstairs, bedroom one with an en suite is found off the landing along with two double bedrooms, a fourth bedroom and main bathroom.*

**TOTAL 115.94 sq. m. / 1248 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.47m x 3.15m	11' 5" x 10' 4"
<b>Dining</b>	3.38m x 2.85m	11' 1" x 9' 4"
<b>Lounge</b>	4.58m x 3.26m	15' 0" x 10' 8"
<b>Study</b>	2.19m x 2.18m	7' 2" x 7' 2"
<b>WC/Utility</b>	1.80m x 1.64m	5' 11" x 5' 5"

*First floor*



<b>Bedroom 1</b>	4.05m x 3.32m	13' 3" x 10' 11"
<b>Bedroom 2</b>	3.60m x 2.91m	11' 10" x 9' 7"
<b>Bedroom 3</b>	3.16m x 2.91m	10' 5" x 9' 7"
<b>Bedroom 4</b>	3.16m x 2.71m	10' 5" x 8' 11"
<b>En suite</b>	1.94m x 1.46m	6' 4" x 4' 10"
<b>Bathroom</b>	2.10m x 1.70m	6' 11" x 5' 7"

 **Plots:** 150, 169, 188, 246, 280, 311, 324, 341, 448 & 451

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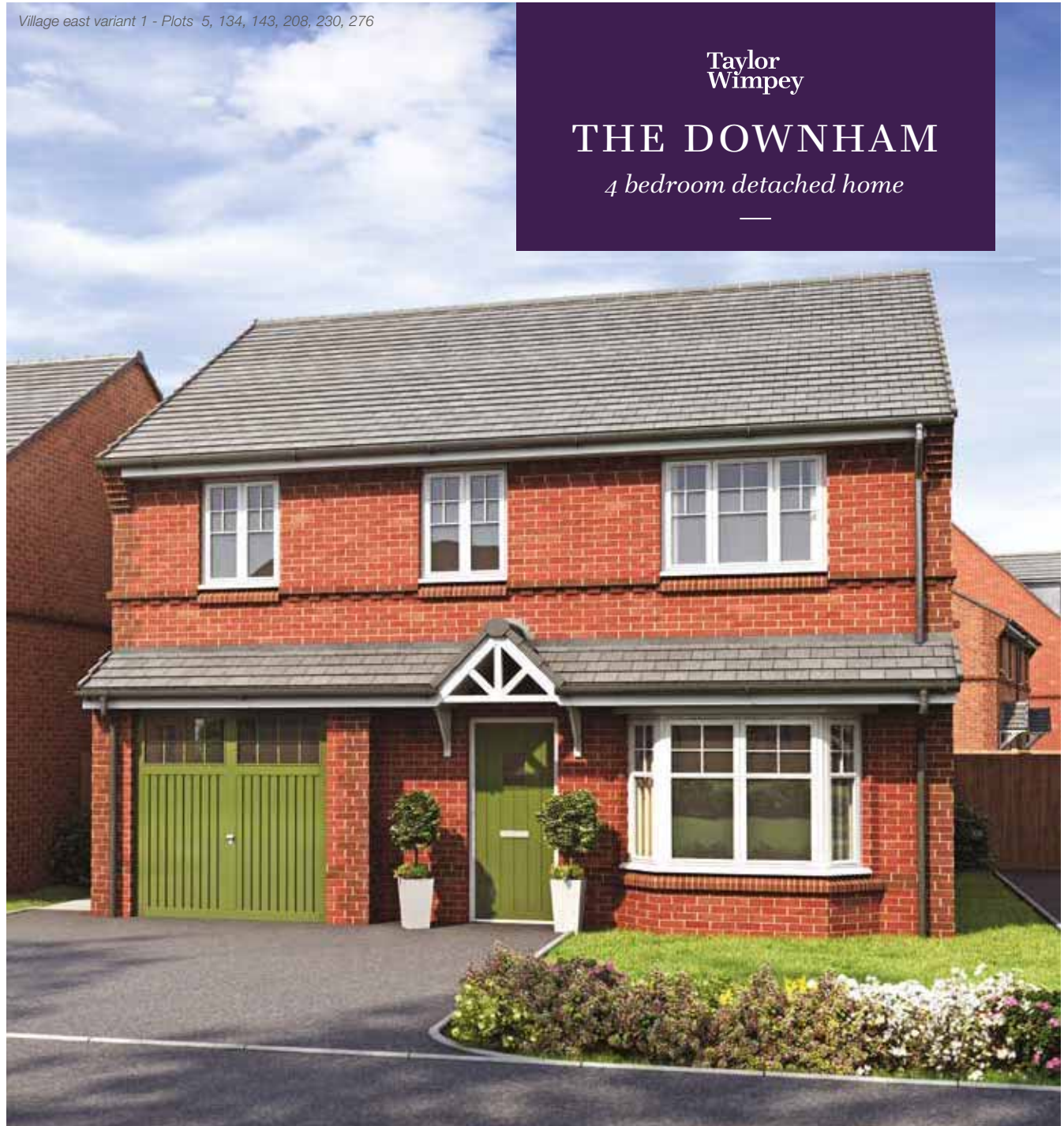
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Village central variant 1 - Plots 318, 346, 355, 375, 429, 438



Village east variant 1 - Plots 5, 134, 143, 208, 230, 276



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## THE DOWNHAM

*4 bedroom detached home*

Village east variant 2 - Plots 15, 179, 189, 215, 455



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Village west variant 1- Plots 510, 594, 601



Village central variant 2 - plot 364



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# THE DOWNHAM

*The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is bedroom one with an en suite, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.*

**TOTAL 115.57 sq. m. / 1244 sq. ft.**

*Ground floor*




<b>Kitchen</b>	2.99m x 2.90m	9' 10" x 9' 6"
<b>Family/Dining Area</b>	5.04m x 2.99m	16' 7" x 9' 10"
<b>Lounge</b>	4.80m x 3.18m	15' 9" x 10' 5"
<b>WC</b>	1.70m x 0.90m	5' 7" x 3' 0"

*First floor*



<b>Bedroom 1</b>	4.30m x 3.04m	14' 1" x 10' 0"
<b>En suite</b>	2.40m x 1.58m	7' 10" x 5' 2"
<b>Bedroom 2</b>	3.51m x 3.29m	11' 6" x 10' 9"
<b>Bedroom 3</b>	3.55m x 3.04m	11' 8" x 10' 0"
<b>Bedroom 4</b>	2.63m x 2.53m	8' 7" x 8' 4"
<b>Bathroom</b>	2.53m x 2.16m	8' 4" x 7' 1"

 **Plots:** 5, 15, 134, 143, 179, 189, 208, 215, 230, 276, 318, 346, 355, 364, 375, 429, 438 455, 510, 594 & 601

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Village central variant 1 - Plots 319, 321, 325, 340, 343, 361, 425, 432, 439, 450

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# THE BRADENHAM

*4 bedroom detached home*



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Village central variant 2 - Plot 356



Village east variant 2 - Plots 132, 202, 210, 220, 277, 290



Village east variant 1 - Plots 12, 137, 141, 157, 170, 231, 238, 291



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# THE BRADENHAM

*This 4 bedroom home has an integral garage and offers plenty of space for growing families. The entrance hallway leads to a living room and a kitchen/breakfast room which both open through French doors to the garden. There is also a cloakroom under the stairs and a separate formal dining room. Bedroom one with an en suite and three further bedrooms occupy the first floor, along with a family bathroom.*

**TOTAL 107.12 sq. m. / 1153 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.34m x 2.36m	11' 0" x 7' 9"
<b>Breakfast/Family Area</b>	2.36m x 2.09m	7' 9" x 6' 10"
<b>Lounge</b>	4.65m x 3.44m	15' 3" x 11' 3"
<b>Dining Room</b>	2.88m x 2.36m	9' 5" x 7' 9"
<b>WC</b>	1.68m x 0.85m	5' 6" x 2' 9"

*First floor*



<b>Bedroom 1</b>	4.43m x 4.02m	14' 6" x 13' 2"
<b>En suite</b>	1.93m x 1.73m	6' 4" x 5' 8"
<b>Bedroom 2</b>	4.38m x 2.63m	14' 4" x 8' 8"
<b>Bedroom 3</b>	3.59m x 2.68m	11' 9" x 8' 9"
<b>Bedroom 4</b>	3.33m x 2.40m	10' 11" x 7' 11"
<b>Bathroom</b>	1.90m x 1.71m	6' 3" x 5' 7"

**Plots:** 12, 132, 137, 141, 157, 170, 202, 210, 220, 231, 238, 277, 290-291, 319, 321, 325, 340, 343, 356, 361, 425, 432, 439 & 450

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Village east variant 2 - Plots 21, 175, 223, 226, 281, 288, 289, 454

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## THE LYDFORD

*4 bedroom detached home*

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Village central - Plot 342



Village east variant 1 - Plots 160, 196, 272, 282



Village west variant 2 - plots 541, 542



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# THE LYDFORD

*The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. Bedroom one with an en suite features plenty of space, a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.*

**TOTAL 102 sq. m. / 1099 sq. ft.**

*Ground floor*



<b>Kitchen/Dining</b>	5.36m x 3.38m	17' 7" x 11' 1"
<b>Lounge</b>	4.50m x 3.27m	14' 9" x 10' 9"
<b>WC</b>	1.64m x 1.23m	5' 5" x 4' 1"
<b>Utility</b>	1.55m x 1.23m	5' 1" x 4' 1"

*First floor*



<b>Bedroom 1</b>	3.79m x 3.17m	12' 5" x 10' 5"
<b>En suite</b>	2.02m x 1.19m	6' 7" x 3' 11"
<b>Bedroom 2</b>	3.34m x 3.17m	10' 11" x 10' 5"
<b>Bedroom 3</b>	3.29m x 2.10m	10' 10" x 6' 11"
<b>Bedroom 4</b>	2.23m x 2.10m	7' 4" x 6' 11"
<b>Bathroom</b>	2.05m x 1.89m	6' 9" x 6' 2"

**Plots:** 21, 160, 175, 196, 223, 226, 272, 281, 282, 288, 289, 342, 454, 514, 541, 542 & 672

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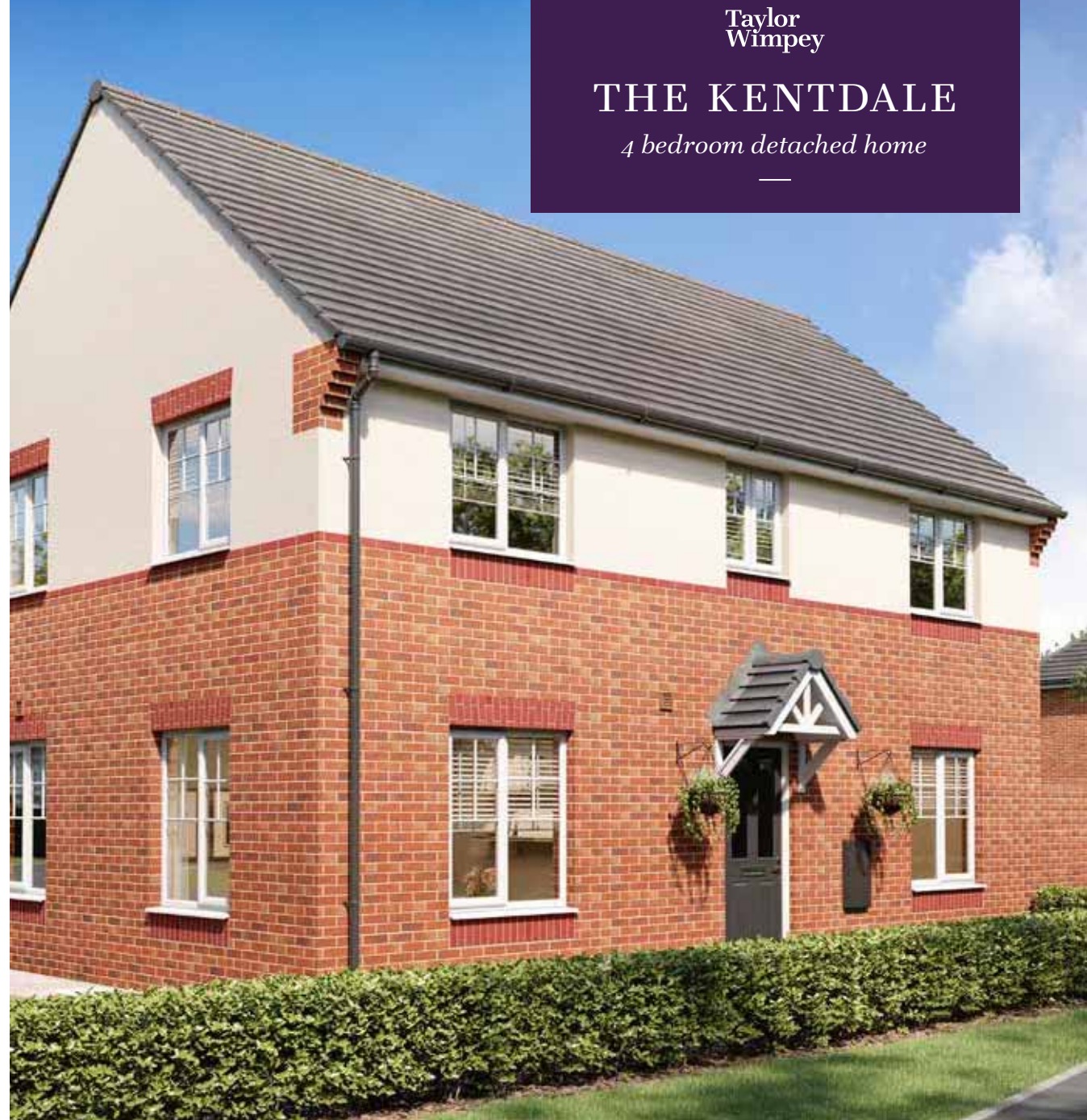




Village west variant 2 - Plots 513, 540, 545, 562, 591, 599



Village west variant 1 - Plots 524, 565, 573, 577



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**THE KENTDALE**  
*4 bedroom detached home*



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# THE KENTDALE

*The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, bedroom one with an en suite can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.*

**TOTAL 113.53 sq. m. / 1222 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.58m x 2.87m	11' 9" x 9' 5"
<b>Dining</b>	2.78m x 3.16m	9' 1" x 10' 4"
<b>Utility</b>	1.99m x 1.4m	6' 6" x 4' 7"
<b>Lounge</b>	3.46m x 6.03m	11' 4" x 19' 9"
<b>WC</b>	0.9m x 1.69m	2' 11" x 5' 7"

*First floor*



<b>Bedroom 1</b>	3.52m x 3.4m	11' 7" x 11' 2"
<b>Bedroom 2</b>	3.64m x 2.99m	11' 11" x 9' 10"
<b>Bedroom 3</b>	3.05m x 2.95m	10' x 9' 8"
<b>Bedroom 4</b>	3.1m x 2.54m	10' 2" x 8' 4"
<b>En suite</b>	1.98m x 1.43m	6' 6" x 4' 8"
<b>Bathroom</b>	2.02m x 1.9m	6' 8" x 6' 3"

 **Plots:** 513, 524, 540, 545, 565, 562, 573, 577, 591 & 599

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions, are for indicative purposes only. TWMA 63317/September 2021



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Village west variant 1 - Plots 503,504, 516, 517, 525,  
526, 543, 544, 604, 605, 666, 667



Village central variant 1 - Plots 328, 329, 351, 352

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## THE ALTON-G

*3 bedroom semi-detached home*



Village west variant 2 - plots 558, 559, 566, 567, 580,  
581, 589, 590, 595, 596, 654, 655, 661, 662



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Village central variant 2 - Plots 326, 327, 349, 350, 369, 370, 436, 437



Village east variant 2 - Plots 3, 4, 9, 10, 145, 146, 165, 166, 181, 182, 184, 185, 212, 213, 235, 236, 243, 244



Village east variant 1 - Plots 13, 14, 135, 136, 158, 159, 163, 164, 227, 228, 273, 274



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# THE ALTON-G

*The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main bedroom suite, featuring high galleried ceilings and en suite shower room.*

**TOTAL 100.80 sq. m. / 1085 sq. ft.**

*Ground floor*



**Kitchen/Dining Area**  
5.26m x 3.20m 17' 3" x 10' 6"

**Lounge**  
4.23m x 3.50m 13' 11" x 11' 6"

**WC**  
1.60m x 0.94m 5' 3" x 3' 1"

*First floor*



**Bedroom 2**  
4.23m x 3.50m 13' 11" x 11' 6"

**Bedroom 3**  
3.29m x 2.17m 10' 9" x 7' 1"

**Family Bathroom**  
2.17m x 1.89m 7' 1" x 6' 2"

*Second floor*



**Bedroom 1**  
6.57m x 3.11m 21' 7" x 10' 3"

**En suite**  
2.66m x 1.41m 8' 9" x 4' 7"

 **Plots:** 3, 4, 9, 10, 13, 14, 135, 136, 145, 146, 158, 159, 163-166, 181, 182, 184, 185, 212, 213, 227, 228, 235, 236, 243, 244, 273, 274, 326-329, 349-352, 369, 370, 436, 437, 503, 504, 516, 517, 525, 526, 543, 544, 558, 559, 566, 567, 580, 581, 589, 590, 595, 596, 604, 605, 654, 655, 661, 662, 666 & 667

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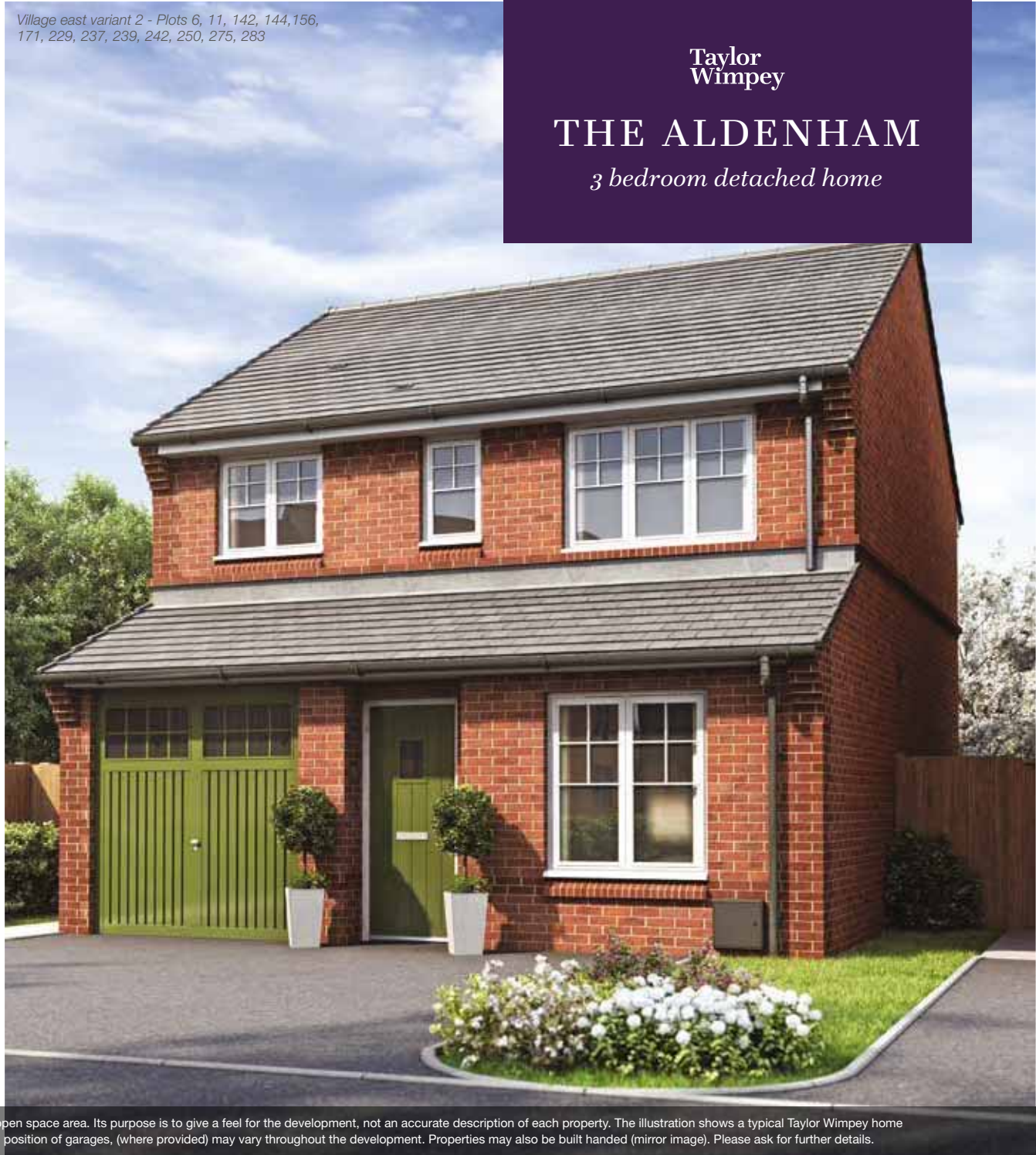
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Village east variant 1 - Plots 133, 180, 216, 248, 292



Village east variant 2 - Plots 6, 11, 142, 144, 156, 171, 229, 237, 239, 242, 250, 275, 283



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## THE ALDENHAM

*3 bedroom detached home*

Village central variant 1 - Plots 320, 426, 449



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Village west variant 1 - Plots 515, 575, 579



Village central variant 2 - Plots 348, 360, 371, 431, 433, 440



Village west variant 2 - Plots 602, 606, 665



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# THE ALDENHAM

*The Aldenham is a traditional three bedroom house with an integral garage, suitable for couples or families. The entrance hallway leads to a contemporary kitchen, a living room opening through French doors to the garden, and a separate dining room for formal entertaining. There's also a handy guest cloakroom downstairs. Upstairs leads to bedroom one with an en suite, a comfortable guest bedroom and a well-proportioned third bedroom, plus a main bathroom.*

**TOTAL 89.84 sq. m. / 967 sq. ft.**

*Ground floor*



<b>Kitchen</b>	3.00m × 2.96m	9' 10" × 9' 8"
<b>Lounge</b>	4.33m × 3.19m	14' 2" × 10' 5"
<b>Dining Room</b>	3.10m × 2.63m	10' 2" × 8' 7"
<b>WC</b>	2.63m × 1.05m	8' 7" × 3' 5"

*First floor*



<b>Bedroom 1</b>	4.10m × 3.17m	13' 6" × 10' 5"
<b>En suite</b>	2.09m × 1.50m	6' 10" × 4' 11"
<b>Bedroom 2</b>	3.57m × 2.99m	11' 9" × 9' 10"
<b>Bedroom 3</b>	2.99m × 2.68m	9' 10" × 8' 9"
<b>Bathroom</b>	2.09m × 1.96m	6' 10" × 6' 5"



**Plots:** 6, 11, 133, 142, 144, 156, 171, 180, 216, 229, 237, 239, 242, 248, 250, 275, 283, 292, 320, 348, 360, 371, 426, 431, 433, 440, 449, 515, 575, 579, 602, 606 & 665

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions, are for indicative purposes only. TWMA 63317/September 2021



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Village west variant 1 - Plots 508, 520, 555, 583, 587, 593, 668



Village west variant 2 - Plots 519, 598, 608, 614, 657



Village east variant 2 - Plots 153, 154, 162, 177, 191, 193, 198, 218, 279, 285



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# THE MILLDALE

*3 bedroom semi-detached home*

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Village east variant 1 - Plots 18, 19, 130, 139, 173, 186, 221, 286, 293



Village central variant 1 - Plots 297, 310, 322, 339, 345, 367, 378, 435, 446



Village central variant 2 - Plots 313, 353, 358, 366, 373, 422, 453



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# THE MILLDALE

*Classic style and a generous layout make the three bedroom Milldale a perfect home for couples and families. The ground floor features a large living room opening through French doors to the garden, as well as a separate kitchen/dining room and a guest cloakroom. Upstairs, the landing leads to two double bedrooms, including bedroom one with an en suite shower room. There is also a bathroom and a further bedroom.*

**TOTAL 80.73 sq. m. / 869 sq. ft.**

*Ground floor*



<b>Kitchen/Dining Area</b>	4.62m x 2.97m	15' 2" x 9' 9"
<b>Lounge</b>	4.62m x 3.23m	15' 2" x 10' 7"
<b>WC</b>	1.58m x 1.07m	5' 2" x 3' 6"

*First floor*



<b>Bedroom 1</b>	3.23m x 2.83m	10' 7" x 9' 3"
<b>En suite</b>	2.42m x 1.70m	7' 11" x 5' 7"
<b>Bedroom 2</b>	3.03m x 2.62m	9' 11" x 8' 7"
<b>Bedroom 3</b>	3.03m x 1.92m	9' 11" x 6' 3"
<b>Bathroom</b>	1.98m x 1.70m	6' 6" x 5' 7"

**Plots:** 18, 19, 130, 139, 153, 154, 162, 173, 177, 186, 191, 193, 198, 218, 221, 279, 285, 286, 293, 297, 310, 313, 322, 339, 345, 353, 358, 366, 367, 373, 378, 422, 435, 446, 453, 508, 519, 520, 555, 583, 587, 593, 598, 608, 614, 657 & 668

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions, are for indicative purposes only. TWMA 63317/September 2021



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Village west variant 1 - Plots 506, 507, 509, 511, 512, 521, 556, 560, 561, 563, 564, 568, 569, 584, 585, 586, 588, 592, 609, 610, 611, 612, 663, 664, 669, 670, 671



Village east variant 1 - Plots 7, 8, 17, 20, 22, 23, 24, 131, 138, 174, 187, 222, 287, 294



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# THE GOSFORD

*3 bedroom semi-detached home*

Village west variant 2 - Plots 518, 522, 523, 538, 539, 571, 572, 597, 607, 613, 658, 659, 660



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Village east variant 2 - Plots 152, 155, 161, 178, 190, 192, 197, 206, 207, 219, 278, 284, 295, 296



Village central variant 1 - 298, 309, 314, 315, 323, 338, 344, 368, 377, 434, 443, 444, 447



Village central variant 2 - Plots 312, 354, 357, 365, 372, 423, 427, 428, 441, 442, 452



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# THE GOSFORD

*The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.*

**TOTAL 80.45 sq. m. / 866 sq. ft.**

*Ground floor*



<b>Kitchen/Dining Area</b>	4.72m x 2.88m	15' 6" x 9' 5"
<b>Lounge</b>	4.27m x 3.69m	14' 0" x 12' 1"
<b>WC</b>	1.85m x 1.03m	6' 1" x 3' 5"

*First floor*



<b>Bedroom 1</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>En suite</b>	1.76m x 1.67m	5' 9" x 5' 6"
<b>Bedroom 2</b>	3.31m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3</b>	3.55m x 2.01m	11' 8" x 6' 7"
<b>Bathroom</b>	2.04m x 1.70m	6' 8" x 5' 7"

**Plots:** 7, 8, 17, 20, 22-24, 131, 138, 152, 155, 161, 174, 178, 187, 190, 192, 197, 206, 207, 219, 222, 278, 284, 287, 294, 295, 296, 298, 309, 312, 314, 315, 323, 338, 344, 354, 357, 365, 368, 372, 377, 423, 427, 428, 434, 441-444, 447, 452, 506-507, 509, 511, 512, 518, 521-523, 538, 539, 556, 560, 561, 563, 564, 568, 569, 571, 572, 584-586, 588, 592, 597, 607, 609-613, 658-660, 663, 664 & 669-671

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences, consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions, are for indicative purposes only. TWMA 63317/September 2021



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## THE PATTERDALE

*3 bedroom detached home*

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# THE PATTERDALE

*The double fronted, three bedroom Patterdale offers spacious living and is the ideal home for couples or young families. Leading off the entrance hall is a dual aspect living room with French doors opening onto the garden. A kitchen/dining room offers flexible and spacious living whilst a guest cloakroom completes the downstairs. The upstairs landing leads to bedroom one with an en suite, two further bedrooms and the family bathroom.*

**TOTAL 75.99 sq. m. / 818 sq. ft.**

*Ground floor*



<b>Lounge</b>	4.62m x 3.23m	15' 2" x 10' 7"
<b>Kitchen/Dining</b>	4.62m x 2.46m	15' 2" x 8' 1"
<b>WC</b>	1.58m x 1.07m	5' 2" x 3' 6"

*First floor*



<b>Bedroom 1</b>	3.23m x 2.83m	10' 7" x 9' 3"
<b>Bedroom 2</b>	2.62m x 2.53m	8' 7" x 8' 4"
<b>Bedroom 3</b>	2.53m x 1.92m	8' 4" x 6' 3"
<b>Bathroom</b>	1.98m x 1.70m	6' 6" x 5' 7"
<b>En suite</b>	2.42m x 1.70m	7' 11" x 5' 7"

 **Plots:** 240

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## THE DADFORD

*3 bedroom news/semi-detached home*







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Village east variant 2 - Plot 241



Village east variant 1 - Plots 194, 195, 232, 233, 234



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# THE DADFORD

*With a flexible layout, The Dadford is ideal for couples and young families. On the ground floor is the open plan living/dining area with French doors opening onto the garden, while the spacious kitchen is ideal for informal meal times. The first floor has two well proportioned bedrooms, in addition to a family bathroom and a further bedroom, ideal as a study or nursery.*

**TOTAL 69.96 sq. m. / 753 sq. ft.**

*Ground floor*




<b>Kitchen</b>	3.38m x 2.23m	11' 1" x 7' 4"
<b>Lounge/Dining Area</b>	4.38m x 4.36m	14' 5" x 14' 4"
<b>WC</b>	1.90m x 0.90m	6' 3" x 2' 11"

*First floor*



<b>Bedroom 1</b>	4.15m x 2.40m	13' 7" x 7' 10"
<b>Bedroom 2</b>	3.61m x 2.40m	11' 10" x 7' 10"
<b>Bedroom 3</b>	2.77m x 1.88m	9' 1" x 6' 2"
<b>Bathroom</b>	1.90m x 1.88m	6' 3" x 6' 2"

 **Plots:** 194, 195, 232-234, 241, 316 & 317

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*It's the ideal place to live, work and enjoy life.*



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*From the first time you open the front door, you know this is somewhere you can call home.*

*Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.*

*We've even decorated in neutral colours so you can stamp your personality on it from Day 1.*

*So, come on in... and make yourself at home.*



These images show a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



## RIGHT ON YOUR DOORSTEP

*Rothwells Farm is the perfect location for modern family life. Golborne offers all of the amenities you would expect close to hand, including a supermarket, post office, convenience store, bakers, butchers and more, along with a choice of local schools. For evenings out with friends and family, the cosmopolitan cities of Manchester and Liverpool are less than 20 miles away each, with both Wigan and Warrington also easily accessible.*



*Pennington Flash Country Park is just two miles away with plenty of activities for everyone to enjoy*



*The town of Golborne offers plenty of amenities within walking distance*

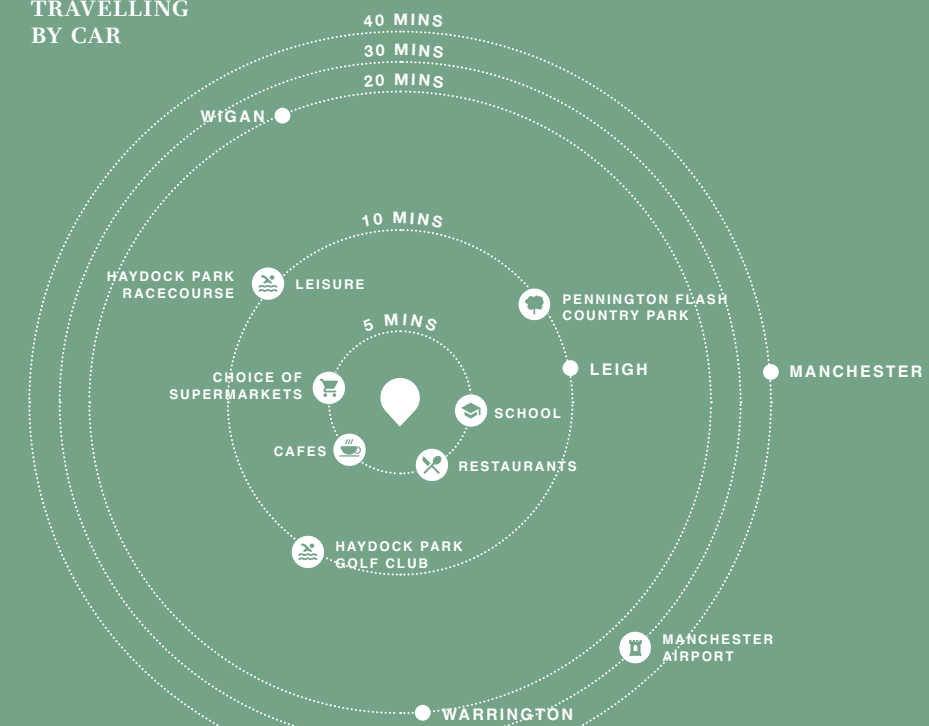


*Keen golfers can enjoy a few rounds at nearby Haydock Park Golf Course*

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*Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Rothwells Farm has excellent transport links by road or rail making it ideal for commuters. The A580, M6 and M62 are conveniently placed putting the entire North West within easy reach. For a quick getaway to foreign shores, Manchester airport is less than 30 minutes away by car.*

TRAVELLING BY CAR



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*Manchester airport is less than 30 minutes away by car, perfect for those seeking adventure!*



*The A580, M6 and M62 are conveniently placed providing excellent routes around the entire region.*



*The vibrant city of Manchester is just 40 minutes away, perfect for days and nights out*





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*Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.*



### PART EXCHANGE

*Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.*



### EASYMOVER

*or easymover could help remove some of the stress if you need to sell your existing house.*

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# FROM LOOKING ROUND TO MOVING IN...

