



25 East Field Drive

Golborne, Warrington, WA3 3YP

Price £325,000



Sapphire Homes are delighted to offer this stunning 3 bedroom detached family home on East Field Drive which is on the Rothwell's Farm development and offers close proximity to outstanding local schools, amenities and transport links including the East Lancashire Road for those requiring access into Manchester or Liverpool. The property is The Aldenham house type and offers a stunning modern detached family home which is beautifully designed whilst offering spacious and versatile living spaces, making it the perfect home for growing families seeking comfort, style, and convenience. In brief the accommodation comprises a welcoming entrance hall, downstairs W.C., generous living area with French doors leading to the rear garden and there is a further reception room / dining room and a luxury modern fitted kitchen with integrated appliances and worksurfaces to compliment with door leading out to the south facing rear garden. To the first floor, the landing provides access to three well appointed bedrooms with the master bedroom boasting fitted robes and an ensuite with three piece shower suite and there is a family bathroom with three piece suite in white with shower over bath. The loft is boarded and has the benefit of lighting, this can be accessed with a loft ladder. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor, shutter blinds installed throughout and UPVC double glazing. The house and garage is also fully alarmed. Externally to the front elevation there is a small lawn with paved access to the side elevation driveway providing off road parking which leads to an integral garage. To the rear elevation there is an enclosed garden which enjoys a sunny aspect which is perfect for entertaining friends and family and has an established lawn and patio area with perimeter fencing. Early internal viewing is highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

W.C.

Lounge

Dining Room / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

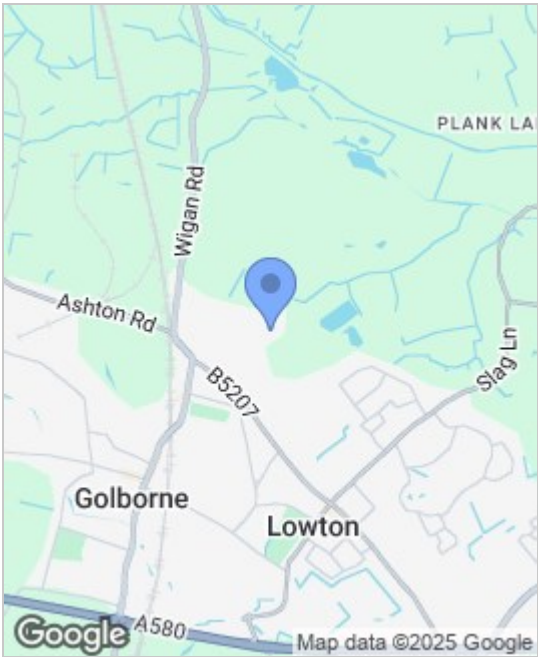
Bedroom 3

Bathroom

EXTERNAL

Rear Garden

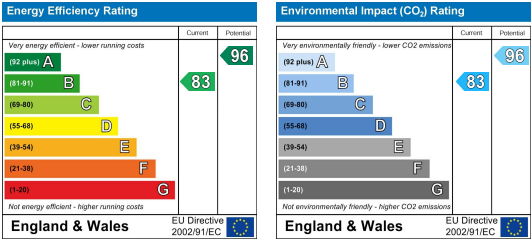
Area Map



Floor Plans



Energy Efficiency Graph



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