



## *Rothwell Gardens, Golborne, WA3 3YG*

*Offers in Excess of  
£314,999*

*Stone Cross are delighted to bring to the market this newly built 3 bed detached family home "Aldenhams", which is situated on the popular Taylor Wimpey estate in Golborne on Rothwells Farm. It is within walking distance from all of the amenities that Golborne/Lowton Villages has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within proximity to The East Lancashire Road (A580). The property comprises of lounge, kitchen, diner and WC to the ground floor and to the first floor there are three bedrooms, the master benefiting from an ensuite and a family bathroom. Outside to the front there is a double driveway providing off road parking and to the rear is an enclosed lawned area and paved patio area. \*\*\*VIEWING IS HIGHLY RECOMMENDED\*\*\**

- Three Bedrooms
- Detached
- Enclosed Rear Garden
- Driveway
- Three Bathrooms

### **Entrance**

*Via Composite door.*

### **Hallway**

*Spotlights, wall mounted radiator and stairs to the first floor.*

### **Lounge**

*14' 2" x 10' 5" (4.31m x 3.17m)*

*UPVC double glazed French doors to the rear elevation, ceiling light point and a wall mounted radiator.*

### **Kitchen**

*9' 10" x 9' 8" (2.99m x 2.94m)*

*UPVC double glazed frosted door to the side elevation, UPVC double glazed window to the rear elevation, spotlights, wall base and drawer units, integrated fridge/freezer, integrated dishwasher, integrated oven, hob and extractor, part tiled walls, laminate flooring and a wall mounted radiator.*

### **Dining Room**

*10' 2" x 8' 7" (3.1m x 2.61m)*

*UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.*

### **W/C**

*8' 7" x 3' 5" (2.61m x 1.04m)*

*W/C, spotlights, wash hand basin with a tiled splash back, laminate flooring and a wall mounted radiator.*

### **Upstairs**

#### **Landing**

*Loft Access and light fitting, wall mounted radiator and spotlights.*

#### **Bedroom One**

*13' 6" x 10' 5" (4.11m x 3.17m)*

*UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.*

#### **Ensuite**

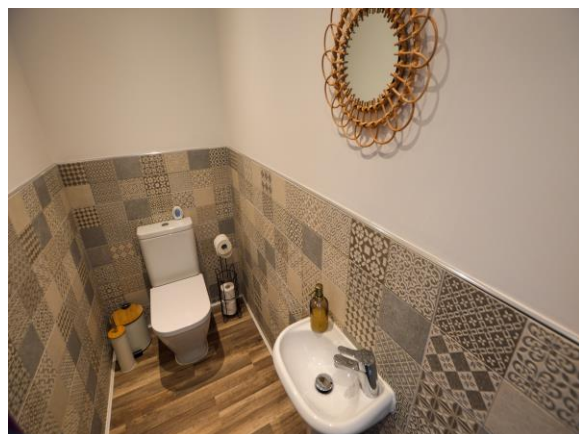
*6' 10" x 4' 11" (2.08m x 1.5m)*

*UPVC double glazed frosted window to the front elevation, W/C, shower cubicle with an overhead shower, sink unit with a tiled splash back, wall mounted radiator and spotlights.*

#### **Bedroom Two**

*11' 9" x 9' 10" (3.58m x 2.99m)*

*UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.*





### **Bedroom Three**

9' 10" x 8' 9" (2.99m x 2.66m)

UPVC double glazed window to the rear elevation, spotlights and a wall mounted radiator.

### **Bathroom**

6' 10" x 6' 5" (2.08m x 1.95m)

UPVC double glazed frosted window to the front elevation, spotlights, heated towel radiator, part tiled walls, W/C, bath with an over head shower and a wash hand basin.

### **Outside**

#### **Front**

Driveway for Ample Off Road Parking.

#### **Rear**

Patio areas and laid to lawn.

#### **Council Tax**

C

#### **Tenure**

Freehold

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? TBC

Coal mining issues in the area? No

Broadband how provided? Fibre

If there are restrictions on covenants? Yes

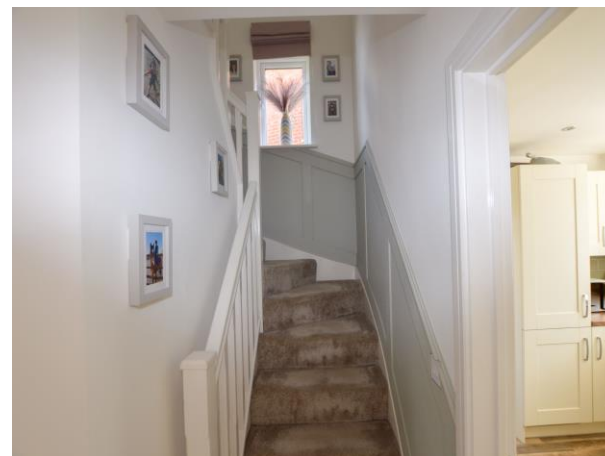
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

**Please note if any appliances are included in the property.**

**These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.**









Energy performance certificate (EPC)			
67 Rothwell Gardens Golborne WARRINGTON WA3 3YG	Energy rating <b>B</b>	Valid until:	17 August 2031
		Certificate number:	9183-3002-3308-9289-6204
Property type		Detached house	
Total floor area		88 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

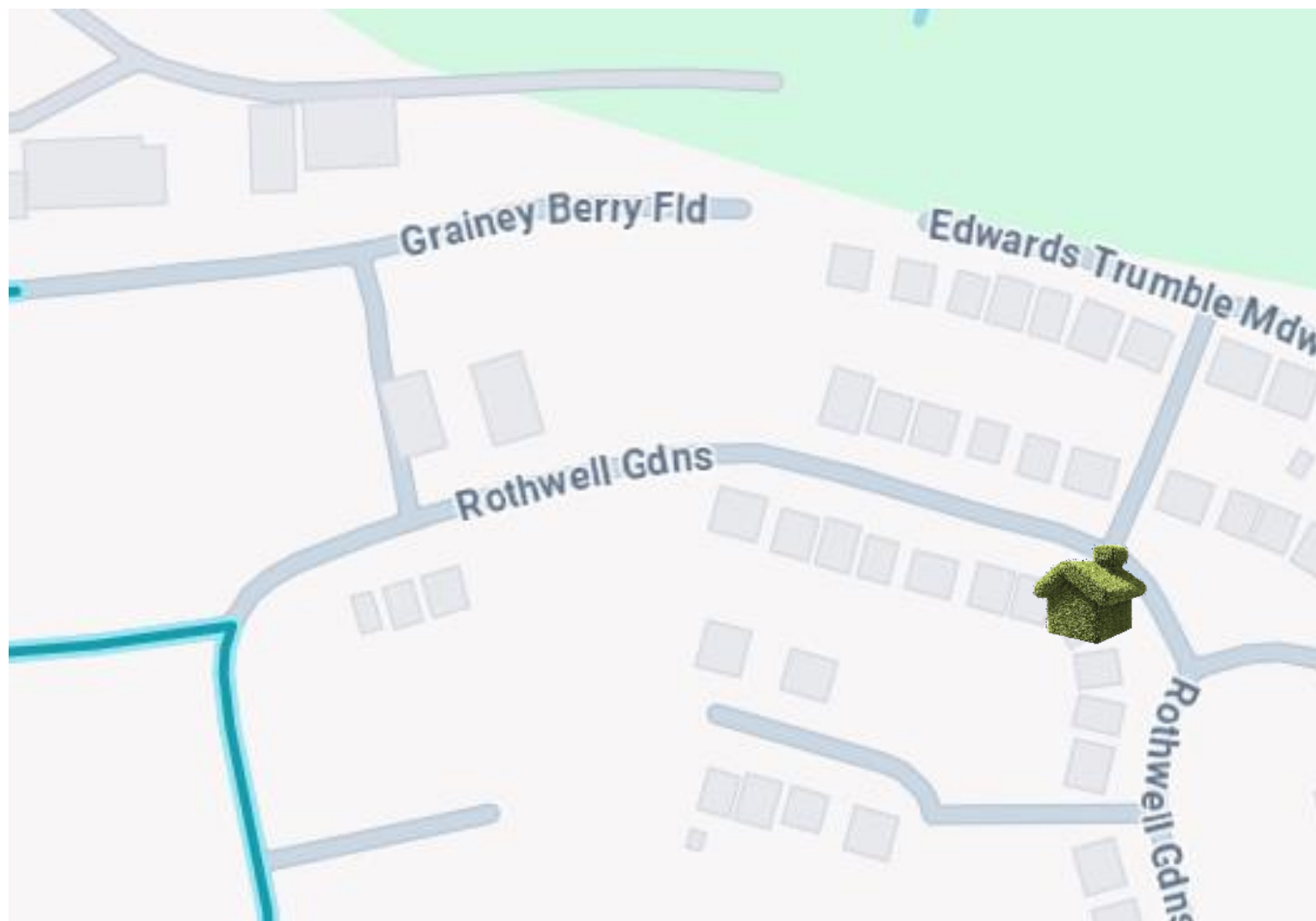


The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60





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*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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