

FOR SALE

27, Rothwell Gardens, Golborne, WA3 3YG

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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27, Rothwell Gardens, Golborne, WA3 3YG

Stunning 3 storey semi-detached home with wonderful landscaped garden.



- Stunning semi-detached home
- Set across 3 floors
- Superior master suite
- Highly prized modern development
- 3 bedrooms / 1 reception room
- Stylish kitchen diner
- Impeccable landscaped gardens
- 1085 SQFT

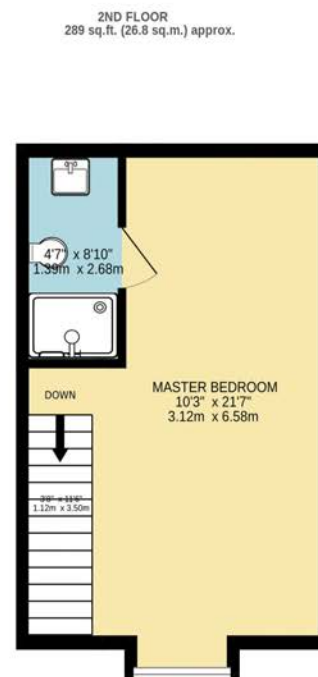
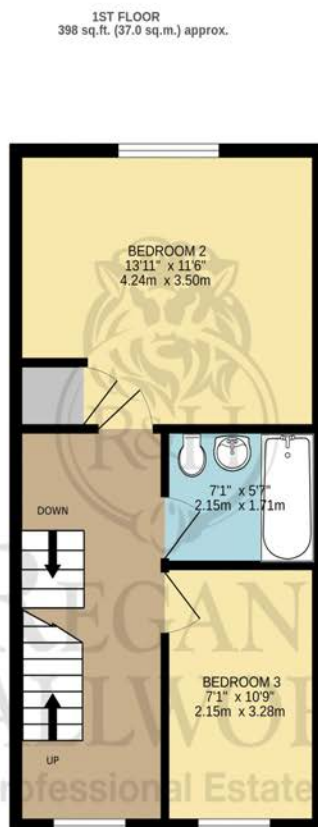
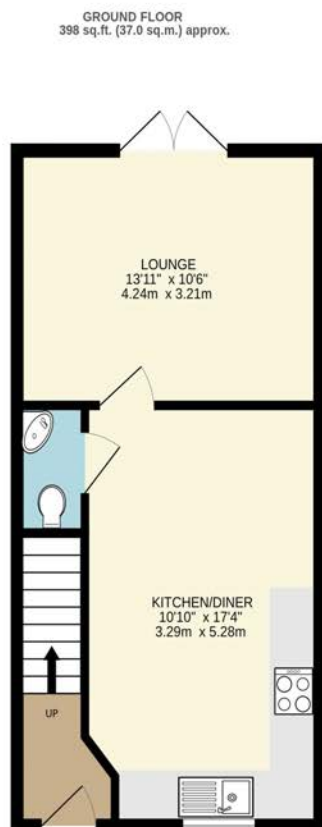
This stunning three storey semi-detached home is enviably located on the smart new development offering easy access to the motorway networks, the town centre of Golborne & Lowton, plus the many country walks. Totalling a sizeable 1085 square feet of living space, this exceptionally well presented and superbly designed home is the perfect 'modern living' property, with its sleek, contemporary kitchen, spacious open plan design and impressive amount of living space - it would be ideal for anyone looking for something they can simply move straight into and start unpacking.

The decor and finish too is light & contemporary & the home in brief comprises; a hallway with wc / cloaks, which leads through into the home's real stand out feature - the luxury open plan kitchen diner. The stunning upgraded kitchen been opened up and altered from its original design & is finished with a range of integrated appliances plus low spot lightening. To the rear is a pretty lounge with French Doors that open out onto the garden. To the first floor there are two bedrooms with an upgraded, fully tiled modern principal bathroom suite, with the stunning master suite to the second floor. The superior master benefits from Velux windows and a sleek en-suite.

Externally the rear garden is another key feature of the home, with our clients landscaping the plot creating a stunning outdoor area with an Indian Stone patio area for sitting out & a sunny, westerly rear aspect. To the front is off road parking for 2 cars via the driveway. Early viewings are essential on this superb modern home.







TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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