



19 Rothwell Gardens, Golborne, WA3 3YG

Offers over £300,000

For Sale with ARC HOMES, this stunning and spacious three-bedroom semi-detached home is a must-see. Located on the popular Rothwells Farm development in Golborne, this Taylor Wimpey property was built in 2018 and still retains the remainder of its NHBC warranty.

Beautifully presented throughout, this home offers generous living space and sits on a fantastic plot. The ground floor features an inviting entrance hallway that leads to a gorgeous kitchen and dining room. A well-proportioned sitting room is located at the rear, with French doors that open onto the lovely gardens. A convenient downstairs cloakroom completes this level.

On the first floor, you will find two generous bedrooms, one of which is currently used as a study, and a modern family bathroom. There is stair access to the second floor to an impressive dual aspect master bedroom which includes a contemporary ensuite shower.

Outside, the property boasts a larger-than-average open-plan front garden with a private double driveway. The enclosed rear garden is perfect for outdoor entertaining, with a lawn, patio areas, and a well-designed summer house currently used as a bar. Both gardens benefit from outdoor lighting.

Combining an excellent condition with an ideal location, Rothwells Farm is a property that demands early viewing. Situated moments from an outstanding high school, it also boasts exceptional connectivity with easy motorway access and the convenience of a confirmed new train station in Golborne.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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