



## 3 Farmers Meadow, WA3 3YQ

### £350,000

ARC HOMES in Hindley are delighted to offer for sale this fantastic modern four-bedroom detached property, ideally positioned on the popular Rothwells Farm Development in Golborne. Built by Taylor Wimpey in 2018, the property still benefits from the remainder of its NHBC warranty. Beautifully presented throughout, this home offers generous accommodation, ample parking, and a detached garage. Early viewing is highly recommended. Entry is via a welcoming entrance hallway leading to a well-proportioned sitting room. To the rear is a spacious, modern kitchen/dining room featuring French doors that open onto the rear garden. A convenient downstairs cloakroom completes the ground floor accommodation. To the first floor are four generously sized bedrooms and a modern family bathroom. The master bedroom further benefits from a contemporary en-suite shower room. Externally, the front garden is well presented, with a driveway to the side providing access to the garage. The enclosed rear garden offers generous outdoor space and enjoys a good degree of privacy.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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