



# Rothwells Farm

GOLBORNE , LANCASHIRE

Set in the popular town of Golborne, Rothwells Farm is perfectly located, offering a fabulous choice of 1, 2, 3 & 4 bedroom homes in a superb range of designs tailored to suit any lifestyle.

**Taylor**  
**Wimpey**

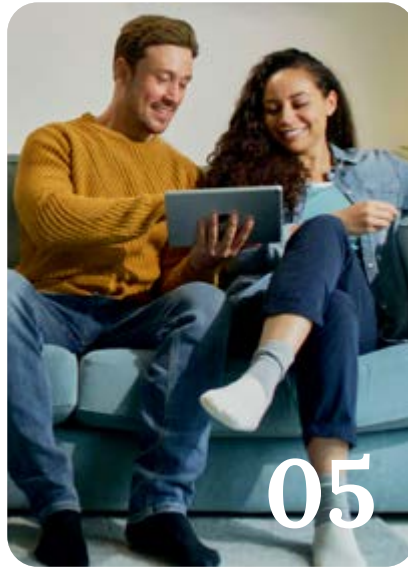
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# Rothwells Farm. Your journey starts here.

A warm welcome to Rothwells Farm.

Here you'll find a superb choice of one, two, three and four bedroom homes in the historic town of Golborne.

It's the ideal place to live, work and enjoy life.



[→ View the site plan](#)



# Right on your doorstep

Rothwells Farm is the perfect location for modern family life. Golborne offers all of the amenities you would expect close to hand, including a supermarket, post office, convenience store, bakers, butchers and more, along with a choice of local schools. For evenings out with friends and family, the cosmopolitan cities of Manchester and Liverpool are less than 20 miles away each, with both Wigan and Warrington also easily accessible.



Haydock Park Golf Course



Manchester City Centre



[Watch development video](#)





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Our homes



 [View the site plan](#)





# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft



## GROUND FLOOR

<b>Kitchen/Dining</b>	4.72m x 2.88m	15' 6" x 9' 5"
<b>Lounge</b>	4.27m x 3.69m	14' 0" x 12' 1"
<b>WC</b>	1.85m x 1.03m	6' 1" x 3' 5"



## FIRST FLOOR

<b>Bedroom 1</b>	2.96m x 2.83m	9' 9" x 9' 4"
<b>En suite</b>	1.76m x 1.67m	5' 9" x 5' 6"
<b>Bedroom 2</b>	3.31m x 2.63m	10' 10" x 8' 8"
<b>Bedroom 3</b>	3.55m x 2.01m	11' 8" x 6' 7"
<b>Bathroom</b>	2.04m x 1.70m	6' 8" x 5' 7"

[→ Discover more about this home](#)

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# The Milldale

3 BEDROOM HOME, TOTAL 854 sq ft



## GROUND FLOOR

<b>Kitchen/Dining</b>	4.62m × 2.97m	15' 2" × 9' 9"
<b>Lounge</b>	4.62m × 3.23m	15' 2" × 10' 7"
<b>WC</b>	1.58m × 1.07m	5' 2" × 3' 6"



## FIRST FLOOR

<b>Bedroom 1</b>	3.23m × 2.83m	10' 7" × 9' 3"
<b>En suite</b>	2.42m × 1.70m	7' 11" × 5' 7"
<b>Bedroom 2</b>	3.03m × 2.62m	9' 11" × 8' 7"
<b>Bedroom 3</b>	3.03m × 1.92m	9' 11" × 6' 3"
<b>Bathroom</b>	1.98m × 1.70m	6' 6" × 5' 7"

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# The Aldenham

3 BEDROOM HOME, TOTAL 951 sq ft



## GROUND FLOOR

Kitchen	3.00m × 2.96m	9' 10" × 9' 8"
Lounge	4.33m × 3.19m	14' 2" × 10' 5"
Dining Room	3.10m × 2.63m	10' 2" × 8' 7"
WC	2.63m × 1.05m	8' 7" × 3' 5"



## FIRST FLOOR

Bedroom 1	4.10m × 3.17m	13' 6" × 10' 5"
En suite	2.09m × 1.50m	6' 10" × 4' 11"
Bedroom 2	3.57m × 2.99m	11' 9" × 9' 10"
Bedroom 3	2.99m × 2.68m	9' 10" × 8' 9"
Bathroom	2.09m × 1.96m	6' 10" × 6' 5"

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# The Alton G

3 BEDROOM HOME, TOTAL 1,068 sq ft



## GROUND FLOOR

### Kitchen/Dining Area

5.26m x 3.20m      17' 3" x 10' 6"

### Lounge

4.23m x 3.50m      13' 11" x 11' 6"

### WC

1.60m x 0.94m      5' 3" x 3' 1"



## FIRST FLOOR

### Bedroom 2

4.23m x 3.50m      13' 11" x 11' 6"

### Bedroom 3

3.29m x 2.17m      10' 9" x 7' 1"

### Family Bathroom

2.17m x 1.89m      7' 1" x 6' 2"



## SECOND FLOOR

### Bedroom 1

6.57m x 3.11m      21' 7" x 10' 3"

### En suite

2.66m x 1.41m      8' 9" x 4' 7"

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# The Lydford

4 BEDROOM HOME, TOTAL 1,083 sq ft



## FIRST FLOOR

<b>Kitchen/Dining</b>	5.36m × 3.38m	17' 7" × 11' 1"
<b>Lounge</b>	4.50m × 3.27m	14' 9" × 10' 9"
<b>WC</b>	1.64m × 1.23m	5' 5" × 4' 1"
<b>Utility</b>	1.55m × 1.23m	5' 1" × 4' 1"



## FIRST FLOOR

<b>Bedroom 1</b>	3.79m × 3.17m	12' 5" × 10' 5"
<b>En suite</b>	2.02m × 1.19m	6' 7" × 3' 11"
<b>Bedroom 2</b>	3.34m × 3.17m	10' 11" × 10' 5"
<b>Bedroom 3</b>	3.29m × 2.10m	10' 10" × 6' 11"
<b>Bedroom 4</b>	2.23m × 2.10m	7' 4" × 6' 11"
<b>Bathroom</b>	2.05m × 1.89m	6' 9" × 6' 2"

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# The Bradenham

4 BEDROOM HOME, TOTAL 1,137 sq ft



## GROUND FLOOR

<b>Kitchen</b>	3.34m × 2.36m	11' 0" × 7' 9"
<b>Breakfast/Family</b>	2.36m × 2.09m	7' 9" × 6' 10"
<b>Lounge</b>	4.65m × 3.44m	15' 3" × 11' 3"
<b>Dining Room</b>	2.88m × 2.36m	9' 5" × 7' 9"
<b>WC</b>	1.68m × 0.85m	5' 6" × 2' 9"



## FIRST FLOOR

<b>Bedroom 1</b>	4.43m × 4.02m	14' 6" × 13' 2"
<b>En suite</b>	1.93m × 1.73m	6' 4" × 5' 8"
<b>Bedroom 2</b>	4.38m × 2.63m	14' 4" × 8' 8"
<b>Bedroom 3</b>	3.59m × 2.68m	11' 9" × 8' 9"
<b>Bedroom 4</b>	3.33m × 2.40m	10' 11" × 7' 11"
<b>Bathroom</b>	1.90m × 1.71m	6' 3" × 5' 7"

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# The Downham

4 BEDROOM HOME, TOTAL 1,226 sq ft



## FIRST FLOOR

<b>Kitchen</b>	2.99m × 2.90m	9' 10" × 9' 6"
<b>Family/Dining</b>	5.04m × 2.99m	16' 7" × 9' 10"
<b>Lounge</b>	4.80m × 3.18m	15' 9" × 10' 5"
<b>WC</b>	1.70m × 0.90m	5' 7" × 3' 0"



## FIRST FLOOR

<b>Bedroom 1</b>	4.30m × 3.04m	14' 1" × 10' 0"
<b>En suite</b>	2.40m × 1.58m	7' 10" × 5' 2"
<b>Bedroom 2</b>	3.51m × 3.29m	11' 6" × 10' 9"
<b>Bedroom 3</b>	3.55m × 3.04m	11' 8" × 10' 0"
<b>Bedroom 4</b>	2.63m × 2.53m	8' 7" × 8' 4"
<b>Bathroom</b>	2.53m × 2.16m	8' 4" × 7' 1"

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# The Whitford

4 BEDROOM HOME, TOTAL 1,231 sq ft



## GROUND FLOOR

<b>Kitchen</b>	3.47m × 3.15m	11' 5" × 10' 4"
<b>Dining</b>	3.38m × 2.85m	11' 1" × 9' 4"
<b>Lounge</b>	4.58m × 3.26m	15' 0" × 10' 8"
<b>Study</b>	2.19m × 2.18m	7' 2" × 7' 2"
<b>WC/Utility</b>	1.80m × 1.64m	5' 11" × 5' 5"

## FIRST FLOOR

<b>Bedroom 1</b>	4.05m × 3.32m	13' 3" × 10' 11"
<b>Bedroom 2</b>	3.60m × 2.91m	11' 10" × 9' 7"
<b>Bedroom 3</b>	3.16m × 2.91m	10' 5" × 9' 7"
<b>Bedroom 4</b>	3.16m × 2.71m	10' 5" × 8' 11"
<b>En suite</b>	1.94m × 1.46m	6' 4" × 4' 10"
<b>Bathroom</b>	2.10m × 1.70m	6' 11" × 5' 7"

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# The Teasdale

4 BEDROOM HOME, TOTAL 1,272 sq ft



## GROUND FLOOR

<b>Kitchen</b>	3.48m × 2.78m	11' 5" × 9' 1"
<b>Dining</b>	3.08m × 2.33m	10' 1" × 7' 8"
<b>Utility</b>	3.08m × 1.65m	10' 1" × 5' 5"
<b>Lounge</b>	4.78m × 3.62m	15' 8" × 11' 10"
<b>Study</b>	2.94m × 2.70m	9' 8" × 8' 10"
<b>WC</b>	1.80m × 1.03m	5' 11" × 3' 4"

## FIRST FLOOR

<b>Bedroom 1</b>	3.68m × 3.57m	12' 1" × 11' 9"
<b>En suite</b>	2.21m × 1.42m	7' 3" × 4' 8"
<b>Bedroom 2</b>	4.07m × 2.71m	13' 4" × 8' 11"
<b>Bedroom 3</b>	2.84m × 2.71m	9' 4" × 8' 11"
<b>Bedroom 4</b>	2.64m × 1.90m	8' 8" × 6' 3"
<b>Bathroom</b>	2.03m × 1.90m	6' 8" × 6' 3"

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# The Eynsham

4 BEDROOM HOME, TOTAL 1,316 sq ft



## GROUND FLOOR

<b>Kitchen</b>	2.90m × 2.99m	9' 6" × 9' 10"
<b>Breakfast/Family</b>	2.22m × 2.99m	7' 3" × 9' 10"
<b>Lounge</b>	3.30m × 5.59m	10' 10" × 18' 4"
<b>Dining</b>	2.96m × 2.99m	9' 9" × 9' 10"
<b>WC</b>	0.90m × 1.69m	2' 11" × 5' 7"

## FIRST FLOOR

<b>Bedroom 1</b>	3.39m × 4.59m	11' 1" × 15' 1"
<b>En suite 1</b>	2.09m × 1.82m	6' 10" × 5' 12"
<b>Bedroom 2</b>	3.65m × 2.90m	11' 12" × 9' 6"
<b>En suite 2</b>	2.58m × 1.84m	8' 6" × 6' 0"
<b>Bedroom 3</b>	3.14m × 2.70m	10' 4" × 8' 10"
<b>Bedroom 4</b>	2.58m × 3.14m	8' 6" × 10' 4"
<b>Bathroom</b>	2.27m × 1.90m	7' 5" × 6' 3"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)





# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01942 314 533**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**ROTHWELLS FARM** Lowton Road, Golborne, Wigan, Lancashire, WA3 3EG

**CONTACT US ON 01942 314 533**

# Taylor Wimpey

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