



2 Oxlea Grove

Bolton, BL5 2AF

Offers in the region of £190,000



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Accommodation Comprises

Entering through the uPVC double glazed door with oval opaque patterned glass insert into the entrance hallway.

Entrance Hallway

Carpet to floor, cupboard housing utility meters, ceiling light, stairs leading to first floor.

Lounge

18'2" x 13'0" (5.54m x 3.96m)

uPVC double glazed window to front elevation, double radiator, carpet to floor, ceiling spotlights, two wall lights, plug sockets, tv aerial point.

Conservatory

17'1" x 12'6" (5.21m x 3.81m)

Centre ceiling fan light, under floor heating, tiled flooring, uPVC double glazed french doors opening onto rear garden, uPVC double glazed windows to both side elevations and rear elevation, electric heater, wall light. uPVC double glazed patio doors leading into conservatory from the lounge.

Kitchen/Diner

14'4" x 12'5" (4.37m x 3.78m)

Fitted with a range of wall and base units with complimentary work surfaces over, stainless steel sink with mixer tap and drainer, oven and grill, electric hob with extractor fan above, radiator, space and plumbed for auto washer, space for dishwasher or tumble dryer, space to site tall fridge freezer, plug sockets, partial tiling to walls, ceiling spotlights, uPVC double glazed window to side elevation and uPVC double glazed window to front elevation, wall mounted vent, under stairs storage cupboard.

Downstairs Wc

4'3" x 3'6" (1.30m x 1.07m)

Low level w.c. flush, fully tiled walls, centre ceiling light, uPVC double glazed opaque window to rear elevation. uPVC double glazed door to rear elevation with opaque glass patterned inserts, tiled flooring, storage cupboard housing the combi boiler.

Stairs/Landing

9'1" x 6'11" (2.77m x 2.11m)

Carpet to stairs, wooden balustrade. Landing with uPVC double glazed window overlooking the rear garden, double radiator, loft access.

Bedroom One

13'0" x 10'0" (3.96m x 3.05m)

uPVC double glazed window to front elevation, carpet to floor, fitted wardrobes with overhead lighting, double radiator, plug sockets, centre ceiling light.

Bedroom Two

12'9" x 10'1" (3.89m x 3.07m)

uPVC double glazed window to front elevation, plug sockets, double radiator, carpet to floor, centre ceiling light, space to site bedroom furniture as desired.

Bedroom Three

10'0" x 8'0" (3.05m x 2.44m)

uPVC double glazed window to rear elevation overlooking the lovely rear garden, centre ceiling light, double radiator, carpet to floor, built in wardrobes, plug sockets.

Family Bathroom

7'1" x 6'2" (2.16m x 1.88m)

Comprising Jacuzzi bath with mixer tap and combi shower over with hand held shower attachment, curved glass shower screen, pedestal mixer tap, low level wc. flush. LVT herringbone flooring, fully tiled walls, ceiling spotlight, tall chrome radiator/towel rail, uPVC double glazed opaque window to side elevation.

External

Front: Indian stone driveway allowing off road parking for two/three vehicles. Fenced panelled boundaries.

Rear: Large rear garden laid mainly to lawn, pebbled area and paved patio/entertaining area, fenced panelled boundaries, mature trees. Side gated access.

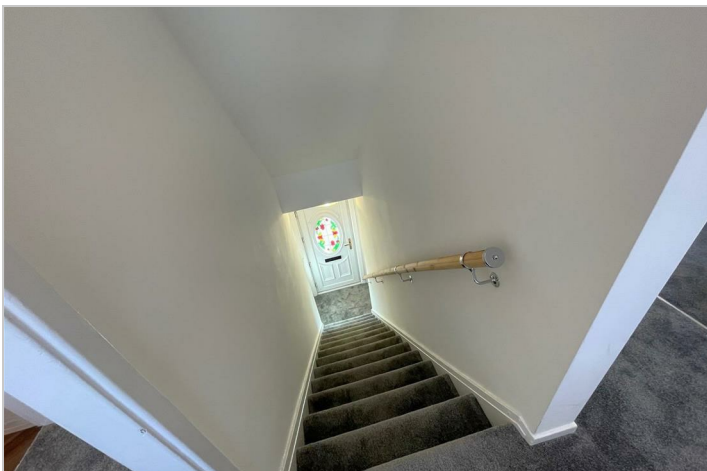
Tenure

Freehold.

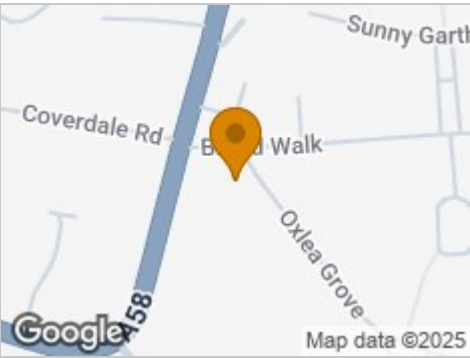
Disclaimer

All Properties

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Road Map



Hybrid Map



Terrain Map



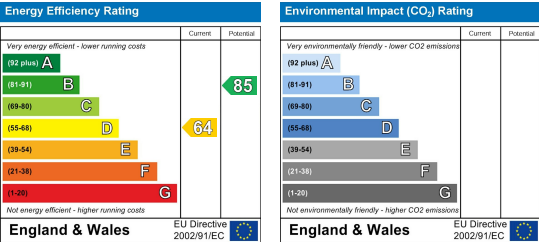
Floor Plan



Viewing

Please contact our CHARLESWORTH Office on 01942 817090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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