



31 Oakenbottom Road

Bolton, BL2 6DQ

£160,000

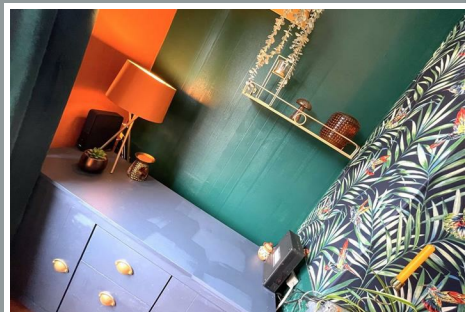




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## Accommodation

Entering through the double glazed entrance door with obscured glass patterned inserts into porch area.

## Porch area

Meter cupboard.

## Lounge

13'11" x 13'7" (4.24m x 4.14m)

Modern Decor with uPVC double glazed window to front elevation, centre ceiling light, coving, unique fire surround, laminate flooring, radiator, plug sockets, tv aerial point.

## Kitchen/Diner

13'7" x 13'7" (4.14m x 4.14m)

Fitted with a range of white wall and base units with complimentary work surfaces over, sink with mixer tap and drainer, cooker with extractor fan above, space and plumbed for auto washer, space to site dishwasher, breakfast bar with stools, radiator, tiling to floor, two centre ceiling lights, double glazed window overlooking the beautiful private rear garden, uPVC double glazed door leading to garden.

## First Floor Landing

10'5" x 5'5" (3.18m x 1.65m)

Carpet to stairs, hand rail.

## Bedroom One

13'7" x 10'10" (4.14m x 3.30m)

uPVC double glazed window to front elevation, carpet to floor, centre ceiling light, TV aerial point, plug sockets, radiator. Built in wardrobes and drawer units and dressing table.

## Bedroom Two

13'0" x 8'10" (3.96m x 2.69m )

uPVC double glazed window to rear elevation with pleasant outlook, carpet to floor, centre ceiling light, radiator, tv aerial point. plug sockets. Built in wardrobes and shelving unit.

## Family Bathroom

7'11" x 4'5" (2.41m x 1.35m)

Three piece suite comprising bath with combi shower over, low level w.c. flush, vanity sink with mixer tap and storage cupboard below. Partial tiling to walls, radiator two centre ceiling lights, coving, vinyl flooring, uPVC double glazed opaque window to rear elevation.

## Second Floor Loft Room

13'9" x 12'2" (4.19m x 3.71m)

With the additional added benefit of a loft room which could be utilised as an additional bedroom or office room. Carpet to floor, radiator, large skylight allowing plenty of natural light into the room. Eaves to storage, centre ceiling light.

## External

Front: Steps leading to front entrance door. Pebbled front garden with mature trees, flowers and shrubs.

Rear Garden: Laid mainly to flags, borders stocked with flowers, shrubs and trees, two outhouses with power (could be utilised as additional utility space), garden tap.

## Parking

On Road Parking.

### Tenure

We are informed by the Seller that the tenure of this property is Leasehold (884 years remaining).

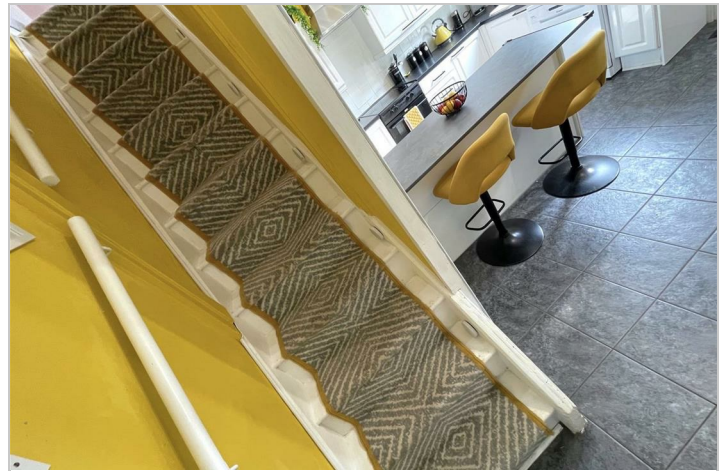
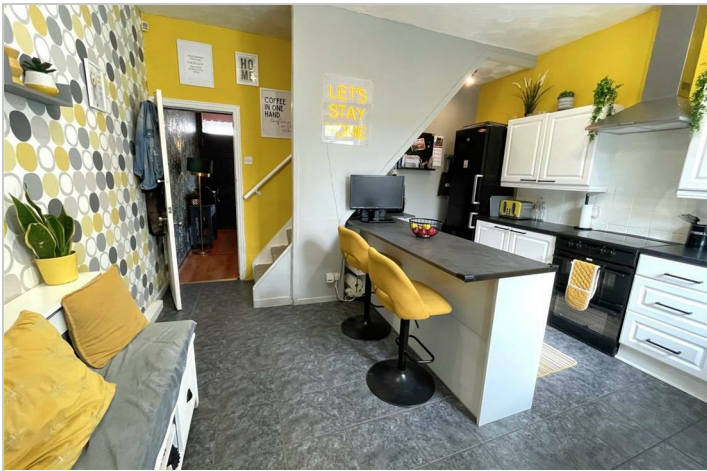
Charlesworth Estate Agent have not sought to verify the legal title of the property and any buyer must obtain verification from their solicitor or at least be satisfied prior to exchange of contract.

### Disclaimer

All Properties

All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Charlesworth Estate Agent, nor have we sought certification of warranty services, unless otherwise stated. It is in the buyer's or renter's interests to check the working condition of all appliances. Any floor plans and/or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer or future tenant, you are advised to recheck the measurements before committing to

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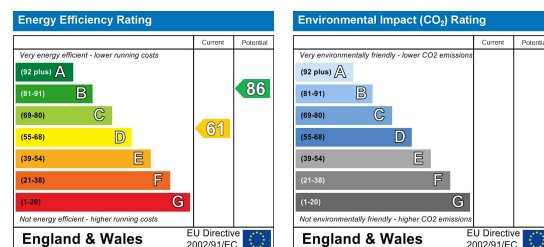


Map data ©2025 Google

## A map snippet from Google Maps showing the area around Leverhulme Park. A red location pin is placed on Bury Rd, just north of its intersection with Long Ln. The map labels include 'BRIGHTMET' to the north, 'Bury Rd' running horizontally, 'Long Ln' running vertically, 'TONGE FOLD' to the west, and 'Leverhulme Park' to the south. A road number 'A579' is visible on the left. The Google logo and 'Map data ©2025 Google' are at the bottom.

## Viewing

## Energy Efficiency Graph



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