



Oxford Close, Farnworth, Bolton, BL4 0NF

Offers Over £375,000

4 BEDROOMS! 2 FAMILY BATHROOMS TO THE UPPER FLOOR, LARGE CONSERVATORY! FREEHOLD PROPERTY! An extremely well presented 4 bedroom detached home, with a long driveway and a garage, located on Oxford Grove in the Farnworth area of Bolton in Greater Manchester. Close by to Bolton Hospital and St James High School, and offers easy access onto the M60 and M61 motorway junctions. Briefly comprises of the following, an entrance porch, an entrance hallway, a spacious lounge with a feature living flame gas fire and surround, an open plan dining area, a superb modern kitchen with an integrated hob, grill, 2 ovens, fridge freezer, dishwasher and an extractor hood, a utility room, a downstairs W/C, a large double glazed conservatory and a spacious rear garden with a patio area and a grass lawn. To the upper floor you will find 4 bedrooms, 3 double sized bedrooms and 1 single bedroom (all with fully fitted wardrobes) and 2 modern Family bathrooms. This stunning family home is a credit to the current owners and is the ideal family home on a much sought after estate. Comes with double glazed windows and doors throughout. Warmed by gas central heating via an almost brand



ACCOMMODATION

Entrance Hallway 15' 5" x 5' 10" (4.71m x 1.78m)

The entrance hallway to the front of the property. Decorated in neutral colours with an oak wooden floor. Storage space beneath the stairwell built in. A double glazed composite entrance door is fitted to the front aspect, leading into a front porch. Warmed by a gas central heated radiator.

Lounge 14' 5" x 12' 2" (4.40m x 3.71m)

A spacious open plan lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Dining area 9' 3" x 10' 1" (2.82m x 3.08m)

An open plan dining area to the rear of the lounge. Space for a large dining table and chairs. Decorated in neutral colours with a grey coloured carpet. Fitted with double glazed patio doors to the rear aspect, leading into the conservatory. Warmed by a gas central heated radiator.

Kitchen 9' 2" x 14' 2" (2.79m x 4.33m)

A stunning, modern fully fitted kitchen with an integrated hob, grill, double oven, extractor hood, dishwasher and a fridge fridge freezer. Decorated in grey with a grey tiled floor. A double glazed window is fitted to the rear aspect.

Utility room 7' 11" x 6' 4" (2.41m x 1.93m)

A useful utility room to the rear of the kitchen. Plumbed in for a washing machine, with space for a tumble dryer.

Downstairs W.C 4' 6" x 3' 0" (1.38m x 0.92m)

A downstairs water closet off from the utility room, with a toilet and a hand basin.

Conservatory 12' 10" x 10' 2" (3.92m x 3.11m)

A very spacious Conservatory to the rear of the property. Comes with double glazed windows and doors with an oak wooden floor. Warmed by a gas central heated radiator.

Rear Garden

A Large rear garden with a patio area and a grass lawn.

Master bedroom 13' 1" x 11' 10" (3.98m x 3.6m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes in grey. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 5" x 10' 10" (3.17m x 3.29m)

A double sized bedroom to the rear of the property. Comes with fully fitted wardrobes in grey. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 15' 1" x 8' 1" (4.60m x 2.46m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 4 9' 9" x 7' 8" (2.98m x 2.34m)

A single sized bedroom to the front of the property. Comes with fully fitted wardrobes in grey. Decorated in grey with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

