



346 Oxcliffe Road, Heaton With Oxcliffe, LA3 3EJ

346, Oxcliffe Road, Heaton With Oxcliffe

## The property at a glance **6** **5** **2**

- Detached Property
- Six Bedrooms - Four With En Suite Bathrooms
- Five Bathrooms
- Two Reception Rooms
- Spacious Kitchen Dining Room
- 4K High resolution HIK vision CCTV along with state of the art security system
- Off Road Parking And Garage
- Freehold
- Council Tax: TBC
- EPC Rating: B

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**£550,000**

# Get to know the property



## A SUPERB SIX BEDROOM DETACHED FAMILY HOME

Nestled on the charming Oxcliffe Road in Heaton With Oxcliffe, this stunning new build home is a true gem waiting to be discovered. Boasting six generously sized bedrooms, including four with ensuite facilities, this property offers the perfect blend of luxury and comfort.

As you step inside, you'll be greeted by spacious living areas, including two inviting reception rooms and a modern dining kitchen, ideal for hosting gatherings with family and friends. The property spans over three floors, providing ample space for a growing family to thrive and create lasting memories.

Conveniently located in a popular area, this home features off-road parking and a garage, ensuring both security and convenience for its residents. The neutral decor throughout the property serves as a blank canvas, allowing you to add your personal touch and make it truly your own.

With its prime location, ample space, and modern amenities, this property is sure to capture the hearts of those seeking a perfect blend of comfort and style.

Contact our office today to arrange a viewing and follow us on Instagram and Facebook for sneak peeks on our latest properties.





## Ground Floor

### Hallway

3.81m x 3.25m (12'6" x 10'8")

Entrance door, stairs to first floor and doors to reception room, kitchen, under stairs storage and rear hall.

### Reception Room One

5.54m x 5.08m (18'2" x 16'8")

Four UPVC double glazed windows, central heating radiator, spotlights.

### Kitchen/Dining

7.06m x 3.91m (23'2" x 12'10")

Three UPVC double glazed windows, central heating radiator, a range of paneled wall and base units with quartz worktops, oven in a high rise unit with a four ring induction hob, extractor hood and tiled splashback, inset sink with mixer taps, integrated dishwasher.

### Rear Hall

3.53m x 1.12m (11'7" x 3'8")

Doors to dining room, WC and utility room and door to rear.

### Reception Room Two

5.05m x 2.69m (16'7" x 8'10")

Bifolding doors to the rear, central heating radiator.

### WC

1.57m x 1.19m (5'2" x 3'11")

Low level WC and wash basin, central heating radiator.

### Utility Room

2.03m x 2.03m (6'8" x 6'8")

Matching units with the kitchen, plumbing for a washing machine and tumble dryer, wall mounted boiler.

## First Floor

### Landing

5.77m x 2.92m (18'11" x 9'7")

Stairs to second floor and doors to four bedrooms, bathroom, and storage.

### Bedroom Two

5.05m x 3.71m (16'7" x 12'2")

UPVC double glazed window, central heating radiator, door to ensuite.

### Ensuite

3.78m x 1.24m (12'5" x 4'1")

UPVC double glazed window, central heating towel rail, low level WC, wash basin with mixer taps, direct feed shower, partially tiled elevations.

### Bedroom Three

5.05m x 2.01m (16'7" x 6'7")

UPVC double glazed window, central heating radiator, door to ensuite.

### Ensuite

2.95m x 1.47m (9'8" x 4'10")

UPVC double glazed window, central heating towel rail, low level WC, wash basin with mixer taps, direct feed shower, partially tiled elevations.

### Bedroom Four

3.94m x 3.25m max (12'11" x 10'8" max)

UPVC double glazed window, central heating radiator, door to ensuite.

### Ensuite

2.54m x 1.19m (8'4" x 3'11")

UPVC double glazed window, central heating towel rail, low level WC, wash basin with mixer taps, direct feed shower, partially tiled elevations.

### Bedroom Five

3.94m x 3.25m (12'11" x 10'8")

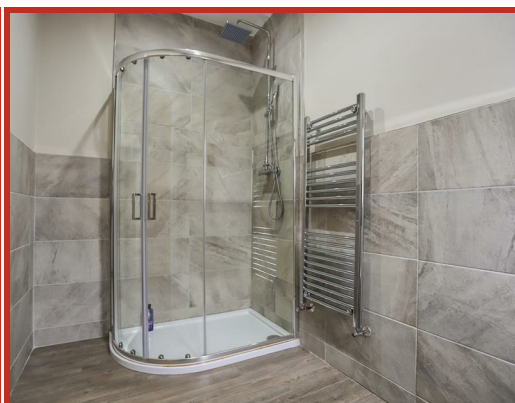
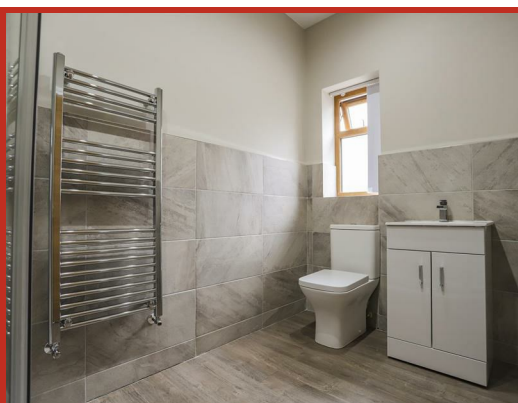
UPVC double glazed window, central heating radiator.

### Bathroom

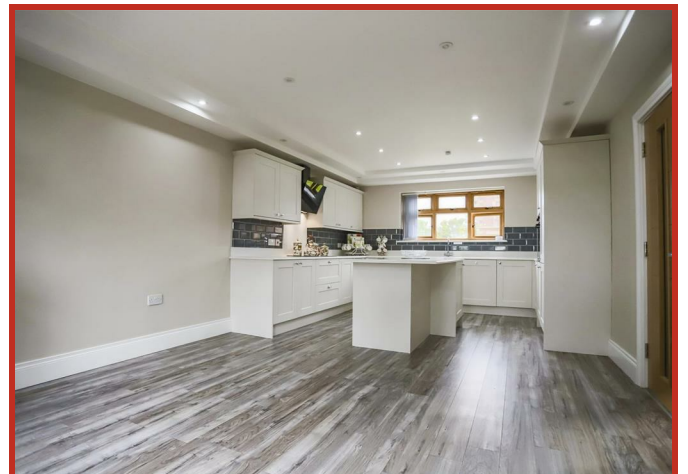
2.72m x 1.93m (8'11" x 6'4")

UPVC double glazed window, central heating towel rail, low level WC, wash basin with mixer taps, direct feed shower, panel bath with mixer taps, partially tiled elevations.

## Second Floor



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# Take a nosey round



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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	