



348 Oxcliffe Road, Heaton
With Oxcliffe, LA3 3EJ

348, Oxcliffe Road, Heaton With Oxcliffe

The property at a glance

4  3  2 

- Detached Property
- Four Bedrooms (Two With En Suite)
- Three Bathrooms
- Attic Room
- Spacious Kitchen Dining Room
- Separate Utility Room
- Off Road Parking And Garage
- Freehold
- Council Tax: TBC
- EPC Rating: B

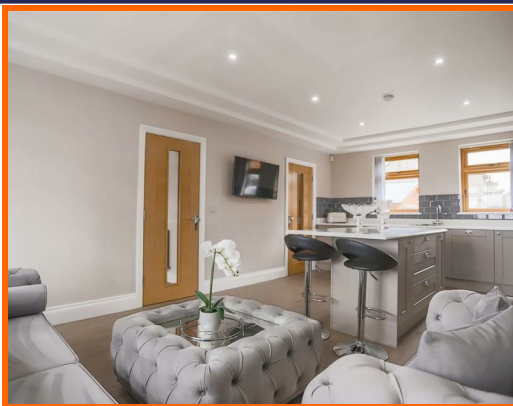


Get in touch today

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£550,000

Get to know the property



A STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Part Exchange Considered

Nestled on the charming Oxcliffe Road in Heaton With Oxcliffe, this stunning detached house is a true gem waiting to be discovered. Built in 2022, this new build property boasts a generous 2,390 sq ft of living space spread over three floors, offering ample room for a growing family to create their dream forever home.

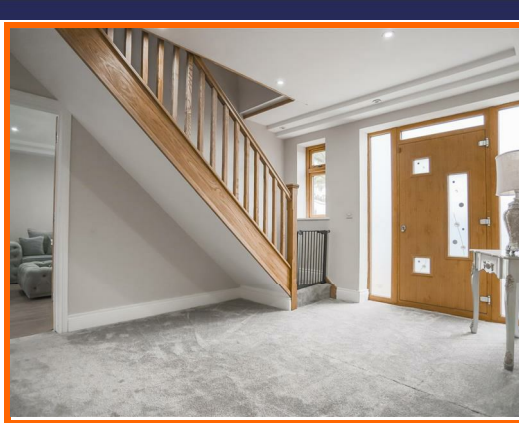
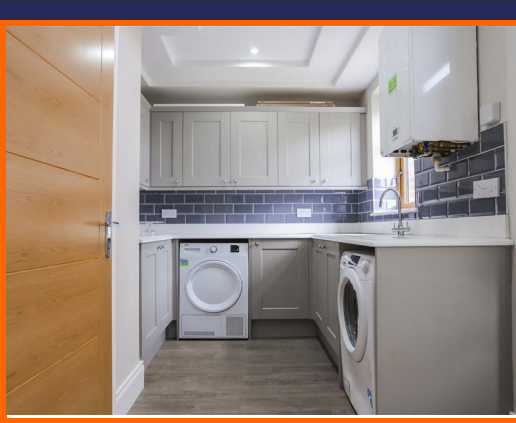
With 4 bedrooms and 3 bathrooms, this property is designed to cater to the needs of a modern family. The neutral tones throughout provide a blank canvas for personalisation, allowing you to truly make this house your own.

The two reception rooms and a spacious kitchen/diner provide versatile living spaces for both relaxation and entertainment. Imagine hosting gatherings with loved ones in these beautifully designed rooms, creating memories that will last a lifetime.

Convenience is key with a driveway and a detached double garage, ensuring that parking will never be an issue. Whether you're a car enthusiast or simply in need of extra storage space, this property has you covered.

Don't miss out on the opportunity to make this house your home. Book a viewing today and step into the future of luxurious living in the heart of Heaton With Oxcliffe.





Ground Floor

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

WC

1.47m x 1.22m (4'10 x 4')

UPVC double glazed window, low basin WC, wash basin.

Reception Room One

5.61m x 5.11m (18'5 x 16'9)

UPVC double glazed windows and French doors to the rear, central heating radiator.

Reception Room Two

3.73m x 3.43m (12'3 x 11'3)

Two UPVC double glazed windows, central heating radiator.

Kitchen Dining Room

6.60m x 3.99m (21'8 x 13'1)

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, inset sink with mixer taps, integrated fridge freezer and dishwasher, tiled splashback, extractor hood, tiled flooring, door to utility room.

Utility Room

3.20m x 2.39m (10'6 x 7'10)

UPVC double glazed window, matching units with the kitchen, one and a half bowl sink, doors to storage and the rear.

First Floor

Landing

Stairs leading to the second floor, doors to four bedrooms and a family bathroom.

Bedroom One

5.16m x 3.33m (16'11 x 10'11)

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

Walk in Wardrobe

2.46m x 1.93m (8'1 x 6'4)

Ensuite

2.46m x 1.78m (8'1 x 5'10)

Central heating towel rail, low level WC, wash basin, direct shower feed.

Bedroom Two

4.01m x 3.35m (13'2 x 11')

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, direct shower feed.

Bedroom Three

5.13m x 3.15m (16'10 x 10'4)

UPVC double glazed window, central heating radiator.

Bedroom Four

3.99m x 3.15m (13'1 x 10'4)

UPVC double glazed window, central heating radiator.

Bathroom

2.54m x 1.88m (8'4 x 6'2)

UPVC double glazed frosted window, central heating towel rail, low level WC, wash basin, panel bath with mixer taps and overhead direct feed shower.

Second Floor

Attic Room

12.73m x 4.42m (41'9 x 14'6)

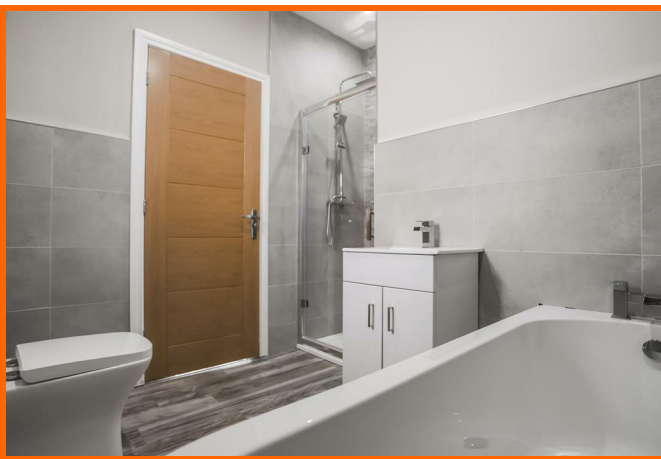
Three UPVC double glazed dormer windows, velux window, two central heating radiators, spotlights, under eaves storage.

External

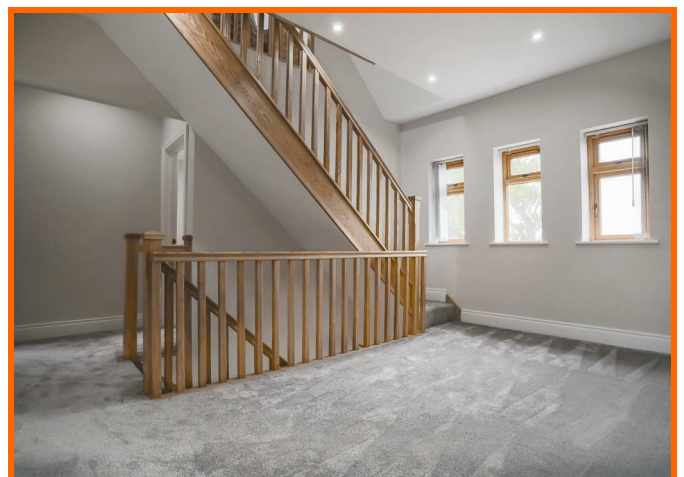
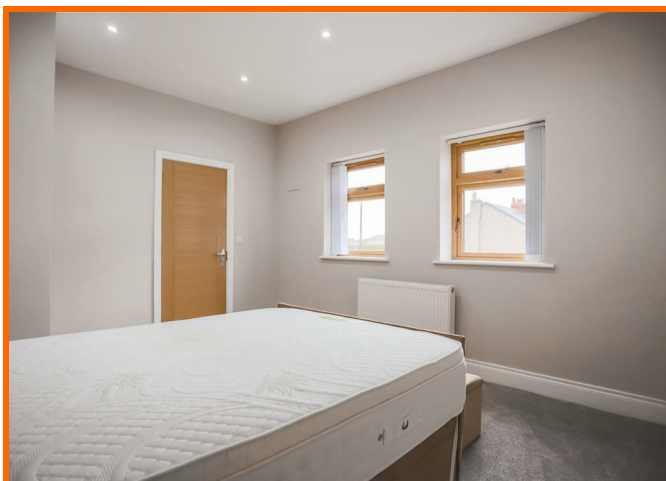
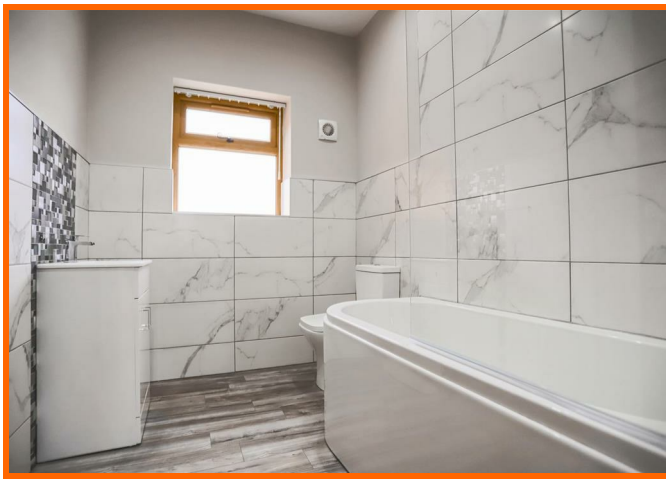
Front

Laid to lawn gardens, driveway and detached double garage.

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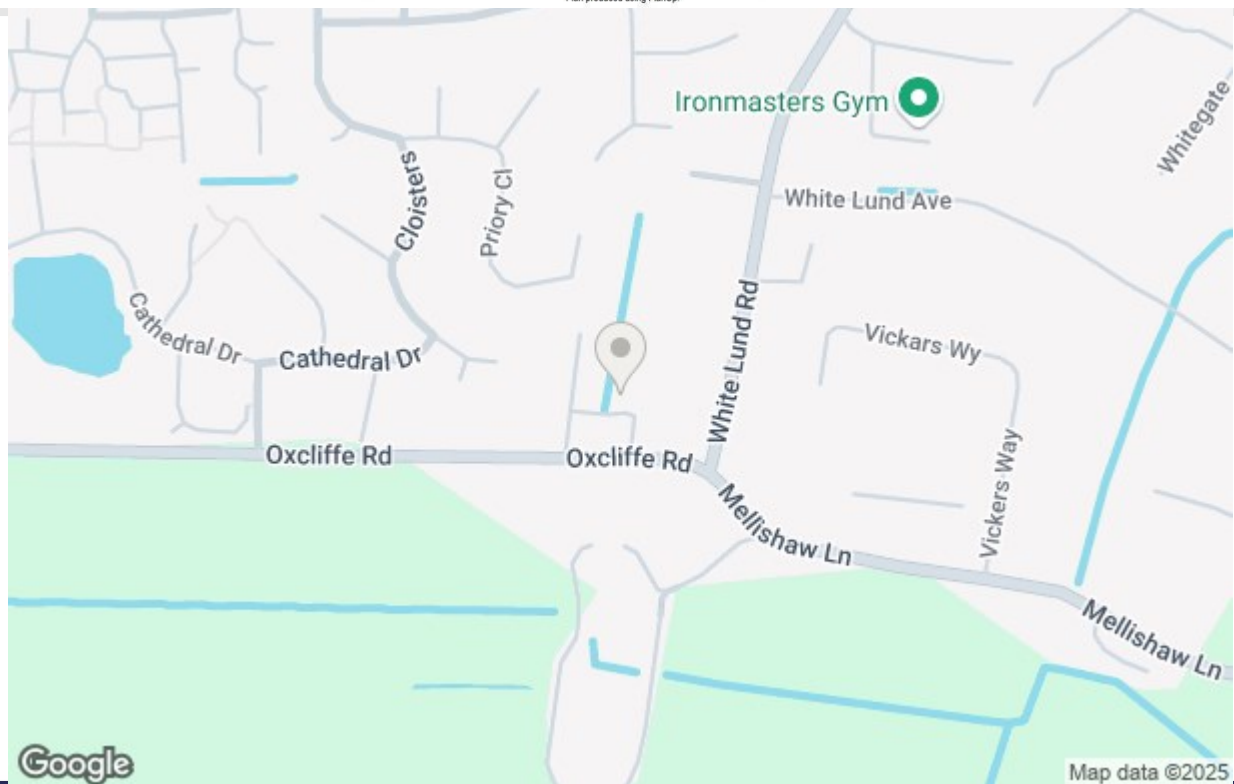
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	