



348 Oxcliffe Road, Heaton With Oxcliffe
LA3 3EJ

348 Oxcliffe Road, , Heaton With Oxcliffe

The property at a glance

5  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

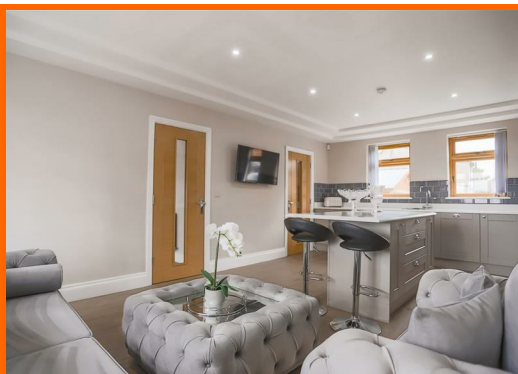


Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£499,950

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.

**To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.*

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

15'2" x 12'6"

Rockdoor entrance door, stairs to the first floor and doors leading to two reception rooms, a downstairs WC, and the kitchen/diner.

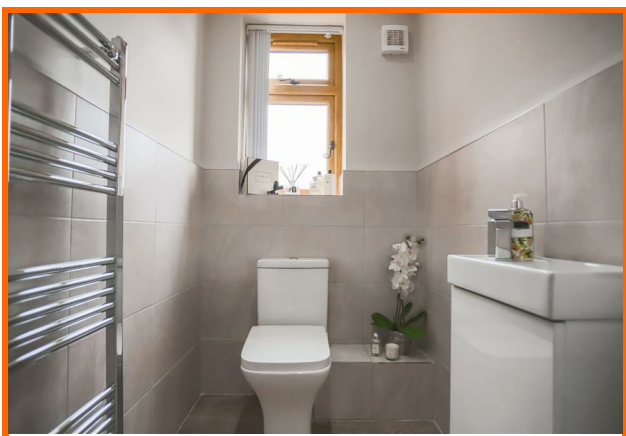
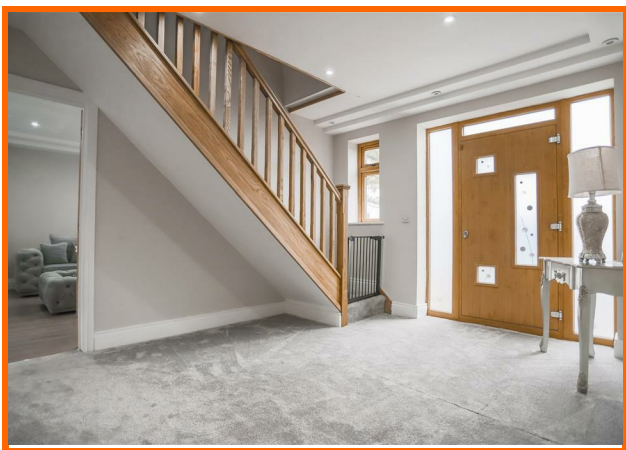
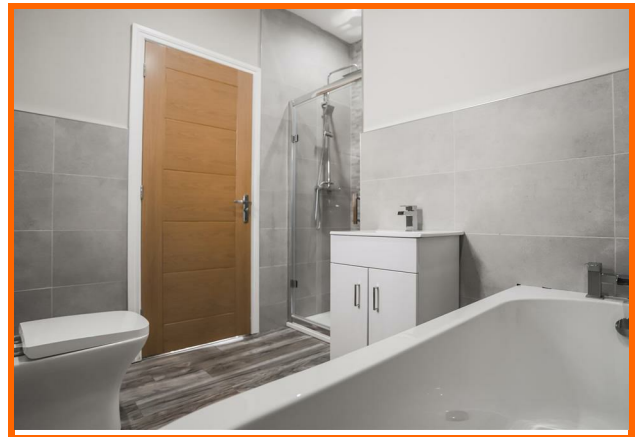
WC

4'10" x 4'

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



**348 Oxcliffe Road,
Heaton With Oxcliffe,
LA3 3EJ**



Get in touch today

01524 401402

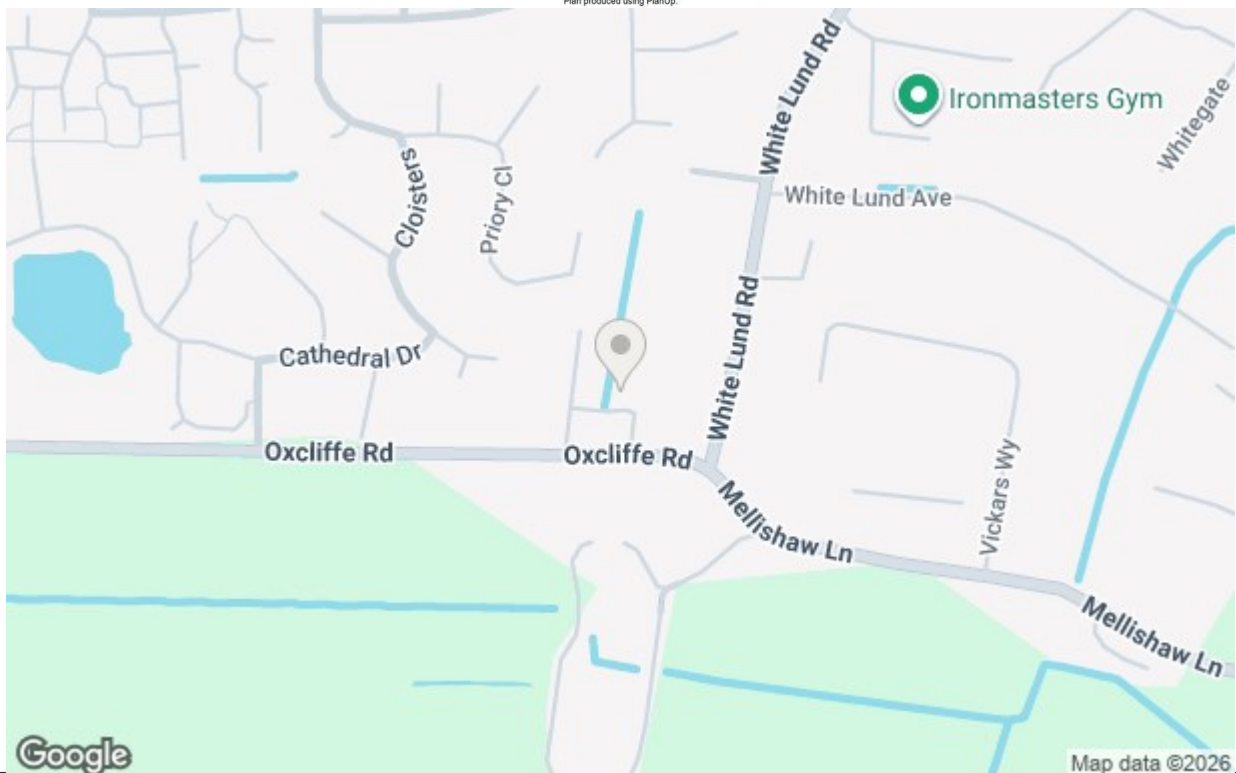
info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	