



## 25 Oakley Park , Bolton, BL1 5XL

We are pleased to offer for sale this five bedroom detached house. The superb plot has the advantage of two entrances with a driveway and detached garage located at the rear. The property is ideally situated for access to Bolton School and Clewards School along with road and rail networks. The spacious well designed accommodation boasts many attractive features which includes a separate living area at the lower level with lounge, bedroom with ensuite and dining/kitchen, ideal for guests. Also the lower level has a pool, sauna and jacuzzi with separate shower room, ideal for entertaining.

The accommodation comprises of entrance hall, downstairs w/c, lounge, dining area, sitting room, games rooms, study/sun room, breakfast/kitchen, four bedrooms, master with ensuite. Lower level access from lounge to separate living area, lounge, dining/kitchen, bedroom with ensuite. Also at lower level from entrance hall access to pool, sauna, jacuzzi and utility room.

An excellent purchase providing first class family accommodation.

£950,000

# 25 Oakley Park

## , Bolton, BL1 5XL



- Spacious Entrance Hall
- Separate Living Accommodation at Lower Level includes Lounge, Bedroom with Ensuite & Dining Kitchen
- Parking to the Front & Separate Entrance to the Rear with Detached Double Garage
- Lower Level with Superb Pool, Sauna, Jacuzzi and Separate Shower Room
- Split Level Lounge / Dining Area
- Split Level Large Rear Garden with Lawned Area, Three Patio Areas, Mature Trees & Shrubs
- Games Room Overlooking Pool Area
- Master Bedroom with Fitted Wardrobes & Ensuite
- Sun Room / Study Leading onto Balcony

Double doors leading to:

### Porch

Tiled flooring, ceiling covings.

### Entrance Hall

Tiled flooring, single radiator, ceiling covings, staircase to first floor. Access to lower level.

### Downstairs W/C

Two piece suite in white comprising of low flush toilet, vanity unit, wash hand basin. Single radiator, tiled flooring, cloak area.

### Breakfast Kitchen

Range of fitted wall and base units with contrasting worktops incorporating double bowl sink unit. Five ring gas hob, built in oven, built in microwave, built in dishwasher, built in fridge freezer. Tiled between units, extractor fan, under floor heating, radiator. Access to sitting room.

### Sitting Room

Attractive feature marble fireplace with gas coal effect fire, plate rail, dado rail, tiled flooring. Access to games room.

### Games Room

Feature timber ceiling with Velux roof lights. Tiled floor, double radiator, window overlooking the pool area, double door access to study.

### Study / Sun Room

Two double glazed patio doors leading onto balcony area. Two double radiators, recessed eye ball lighting, access to rear garden.

### Lounge / Dining Area

Access from entrance hall to main lounge. Split level with feature fireplace and gas fire. Spindle staircase, two built in book cases, double doors leading to garden area. Access to additional living area via staircase to lower level.

### Apartment / Separate Living Area

#### Lounge

Double glazed patio doors to garden, double radiator, timber ceiling.

#### Dining Kitchen

Range of fitted wall and base units with contrasting worktops incorporating single bowl sink unit. Electric hob, oven, extractor fan, wall mounted gas central heating boiler, roof light, tiled between units.

#### Bedroom

Fitted wardrobes, double glazed patio doors to garden. Single radiator, timber flooring, access to bathroom.

#### En-suite Bathroom

Five piece suite in white comprising of corner bath, shower cubicle with Mira shower, low flush toilet, wash hand basin, bidet, half tiled walls.

#### First Floor Landing

Timber floor, single radiator.

#### Master Bedroom

Range of Langley fitted wardrobes to one wall with drawer unit, dressing table, bedside units, single radiator, underfloor heating.

#### En-suite Bathroom

Four piece suite comprising of bath, low flush toilet, shower cubicle with Mira shower, vanity unit with wash hand basin, extractor fan, fully tiled, eye ball lighting.

#### Bedroom Two

Built in wardrobe, fitted bedside units, single radiator, timber floor.

#### Bedroom Three

Fitted wardrobe and dressing table, timber floor, single radiator.

### Bedroom Four

Fitted wardrobe, built in wardrobe, dressing table, timber floor, single radiator.

### Shower Room

Four piece suite in white comprising of wet room with Mira shower, low flush toilet, double vanity unit with two wash hand basins, tiled walls, eye ball lighting, extractor fan, towel rail.

Access from Entrance Hall to Lower Level

### Lower Level

#### Utility Room

Fitted base units and single drainer sink unit, plumbing for washing

#### Shower Room

Three piece suite comprising of shower cubicle with electric shower, low flush toilet, vanity unit with wash hand basin, fully tiled, tiled floor.

#### Pump Room

Pump etc. for pool area. Patio doors from inner hall leading to:

#### Pool Area

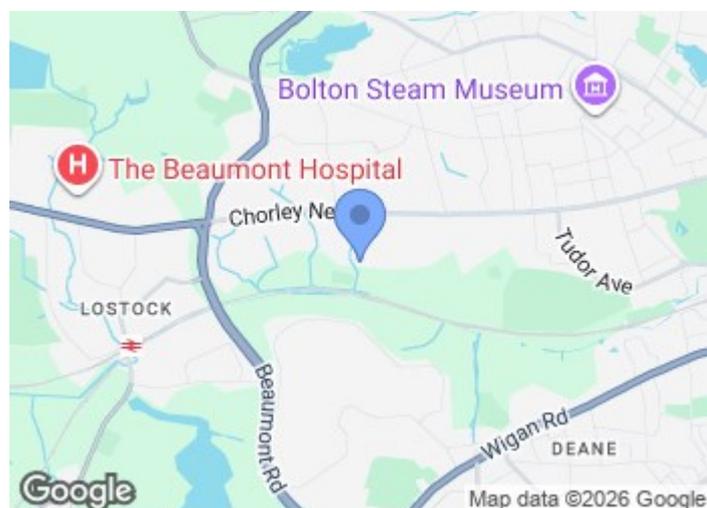
Timber ceiling, tiled flooring, feature brick wall, double glazed patio doors to garden. Access to built in sauna and jacuzzi.

#### Heating

Gas central heating from two boilers. One boiler situated in attached outhouse, second boiler in dining kitchen in additional living area.

#### External

Driveway to the front of the property for three vehicles. Walled front driveway with double gates leading to entrance. Separate gated entrance to the rear of the property with driveway leading to detached



## Directions



# Floor Plan



TOTAL FLOOR AREA : 5283 sq.ft. (490.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		77	79
(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	