



37 Oakworth Drive, Bolton
£400,000

Miller Metcalfe
Every step of the way

37 Oakworth Drive

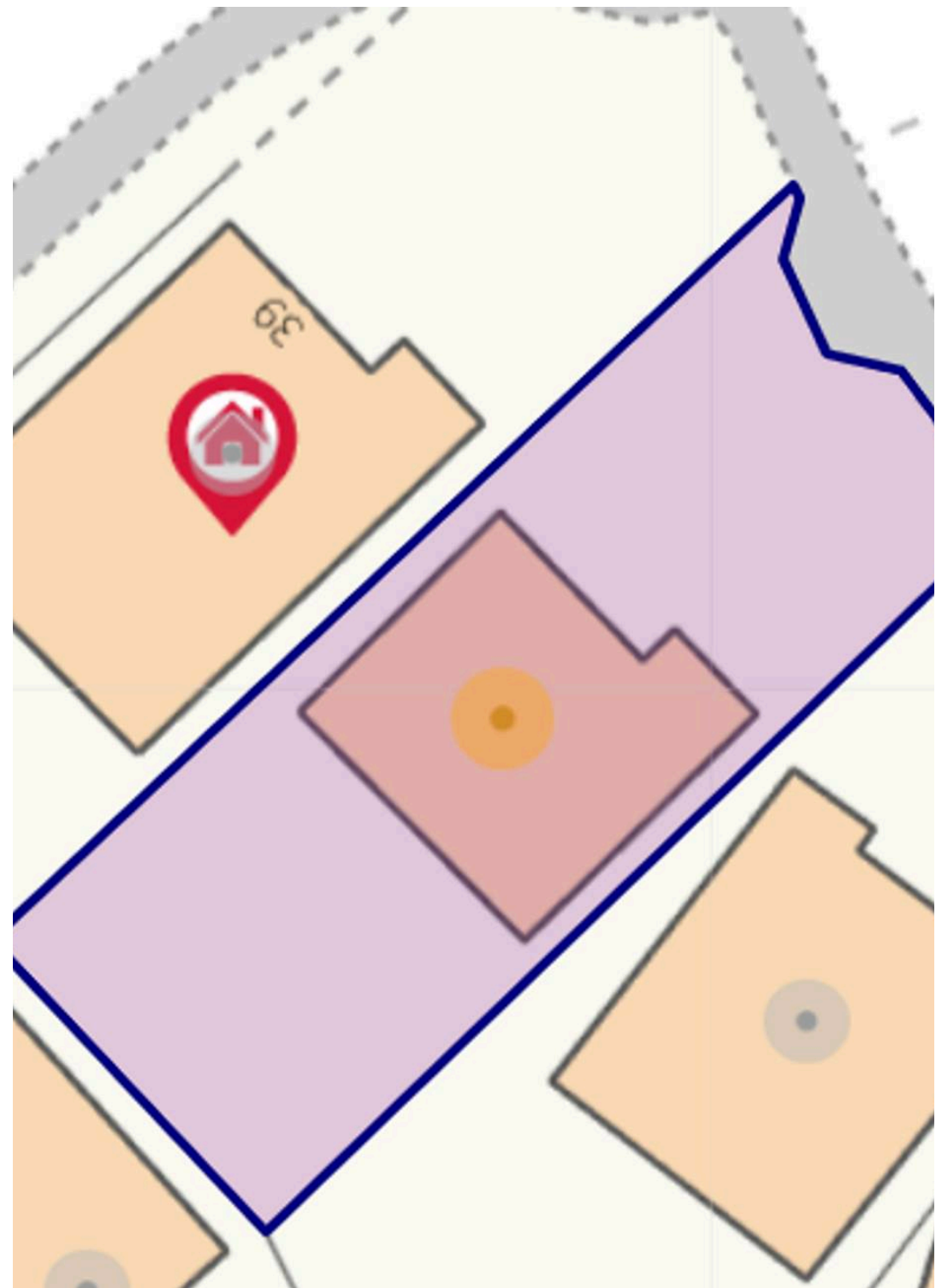
Bolton, Bolton

Beautifully Presented Four-Bedroom Detached Home in the Highly Sought-After Sharples Area of Bolton – No Onward Chain This stunning four-bedroom detached home, situated in the ever-popular Sharples area of Bolton, is offered with no onward chain. Thoughtfully extended over the years, the property combines generous living space with a modern layout, perfectly suited to contemporary family life. Upstairs, you'll find four well-proportioned bedrooms, two of which benefit from their own en-suite bathrooms, alongside a stylish family bathroom. Downstairs, the sense of space continues with a bright and spacious lounge, an impressive open-plan kitchen/dining area, a handy utility room, and a converted garage offering additional flexible living space. Maintained to an exceptional standard, this home truly is a credit to the current owner. Presented in show-home condition, it is ready to move into and enjoy immediately. Ideal for entertaining or unwinding, the property offers ample space for the demands of modern family living. Located on a quiet cul-de-sac, Oakworth Drive is a firm favourite with families. A number of highly regarded schools, including High Lawn Primary and Thornleigh High School, are within walking distance. A variety of local amenities such as shops, supermarkets, and leisure facilities are also close at hand. The accommodation briefly comprises: an entrance door leading to a welcoming hallway. A door to the right opens into a spacious lounge filled with natural light. Adjacent is an impressive kitchen/dining area with a combination of base and eye-level units and ample space to accommodate a dining table. The kitchen leads to a handy utility room and a WC. Another door from the hallway provides access to the converted garage, which could easily be used as an extra bedroom, home office, or playroom for children (please note there is no window in this room). Stairs lead to the first floor, where four bedrooms await. The master bedroom, located on the left, has been extended over the garage to incorporate a substantial en-suite. Bedroom two also benefits from an en-suite bathroom, in addition to the family bathroom. Externally, there is parking to the front and well-kept gardens to both sides. In accordance with our regulatory obligations, we are required to carry out Anti-Money Laundering (AML) checks on all relevant individuals. A fee of £25 per person will be charged to cover the cost of conducting these checks. This fee is non-refundable.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D









GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.7 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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