





3 Oakley Park, Heaton, Bolton, Lancashire, BL1 5XL

Spacious detached property situated in a superb plot on this highly sought after estate. Ideally located for access to Bolton School and Clevelands Prep School along with road and rail networks. This is a property not to be missed. Offering excellent accommodation with potential and space to extend the property to suit modern requirements. At present the house has three reception rooms kitchen and utility, five bedrooms and two bathrooms, integral double garage and extensive parking. Viewing is essential.

Offers Over £700,000



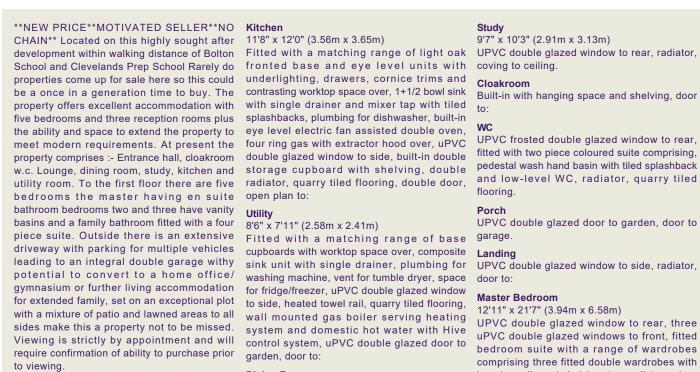












Entrance Hall

UPVC frosted double glazed window to front, window to front, Rock door double glazed window to side, radiator, carpeted stairs to first floor landing, door to:

four ring gas with extractor hood over, uPVC

cupboards with worktop space over, composite Landing sink unit with single drainer, plumbing for UPVC double glazed window to side, radiator, washing machine, vent for tumble dryer, space door to: to side, heated towel rail, quarry tiled flooring, wall mounted gas boiler serving heating

Dining Room

11'10" x 12'0" (3.61m x 3.65m)

Radiator, quarry tiled flooring, double glazed hot water tank, door to: patio doors to garden, door to:

Lounge

14'4" x 22'5" (4.36m x 6.83m)

double glazed patio doors to garden, door to: rail,' Amtico' flooring.

9'7" x 10'3" (2.91m x 3.13m)

Built-in with hanging space and shelving, door

UPVC frosted double glazed window to rear, fitted with two piece coloured suite comprising, pedestal wash hand basin with tiled splashback

UPVC double glazed door to garden, door to

Master Bedroom

12'11" x 21'7" (3.94m x 6.58m)

UPVC double glazed window to rear, three uPVC double glazed windows to front, fitted control system, uPVC double glazed door to bedroom suite with a range of wardrobes comprising three fitted double wardrobes with hanging rails and shelving, two radiators, door to built-in airing cupboard housing, pre-lagged

Fitted with four piece coloured suite comprising sunken bath, pedestal wash hand UPVC double glazed window to rear, coal basin with tiled splashback, tiled shower effect gas fire set in brick built surround, two enclosure and low-level WC, uPVC frosted double radiators, coving to ceiling, uPVC double glazed window to rear, heated towel











Bedroom 2

13'1" x 12'0" (4.00m x 3.67m)

wash hand basin in vanity unit with cupboards under and mixer tap, radiator

Bedroom 4

11'10" x 12'0" (3.61m x 3.67m)

UPVC double glazed window to side, radiator.

Bedroom 3

12'0" x 12'0" (3.67m x 3.67m)

UPVC double glazed window to side, built-in double wardrobe(s) with louvre fronted doors, hanging rails and shelving, radiator, double door, door to:

Bedroom 5

8'6" x 7'10" (2.58m x 2.39m)

UPVC double glazed window to side, radiator

UPVC double glazed window to rear, inset deep panelled bath, pedestal wash hand sun patio with lawned area and mature flower basin, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, Rear - Corner plot private rear garden, uPVC frosted double glazed window to rear, enclosed by stone wall and mature hedge to heated towel rail, vinyl flooring.

Outside

Front - Corner plot with private front garden, extensive tarmac driveway to the front leading to garage and with car parking space for four cars, enclosed by stone wall, timber fencing pathway leading to front entrance door with

Side - Enclosed by timber fencing and mature Fitted with four piece white suite comprising hedge to front and sides, block paved circular and shrub borders.

> rear and sides, gravelled sun patio, brick paved pathway, aluminium greenhouse, timber garden shed, pedestrian access directly to Chorley New Road

Double Garage

Integral double garage with power and light and hedge to front and sides, brick paved connected charging point for an electric vehicle, water tap, uPVC frosted double lawned area and mature flower and shrub glazed window to rear, tworemote-controlled electric up and over door.