



Oakworth Drive

Bolton

Miller Metcalfe
Every step of the way

Oakworth Drive

Bolton

Detached



4



2

EPC Rating - E

FANTASTIC FAMILY HOME3/4 BEDROOMS, CONSERVATORY, DRIVEWAY, POPULAR, FAMILY FRIENDLY ESTATE, BEAUTIFULLY PRESENTED***

Well-presented three/four bedroom detached family home with no chain. This property is situated within the popular development of Belmont Park, within close proximity to schools, transport links and all local amenities.

This property briefly comprising; entrance hall, separate wc, study/fourth bedroom, lounge/diner, kitchen and conservatory. To the first floor there are three bedrooms (master with en-suite) plus family bathroom. To the front and rear of the property there are laid to lawn garden areas with driveway providing off road parking. Further benefits include gas central heating and double glazing.

This property must be viewed in order to appreciate the living accommodation and the specification throughout.

TENURE

Leasehold
999 years from 1 January 1997
Lease Term Remaining 973 years
Lease End Date: 01 Jan 2996

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - No

COUNCIL TAX

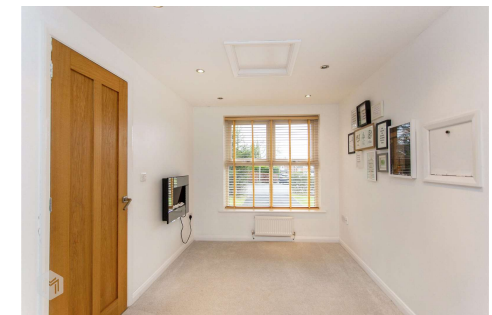
Band:D
Annual Price:£1,960

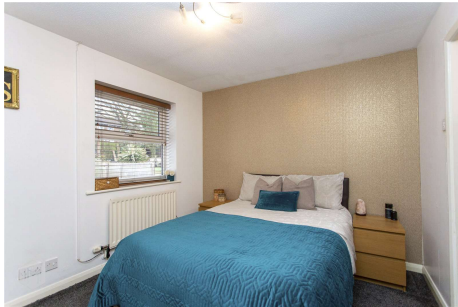
MOBILE COVERAGE

EE - High
Vodafone - Medium
Three - N/a
O2- Medium

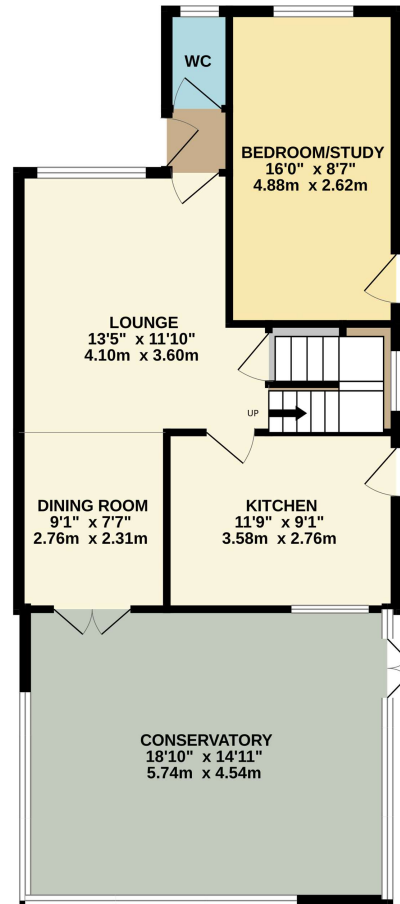
BROADBAND

Basic: 16 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

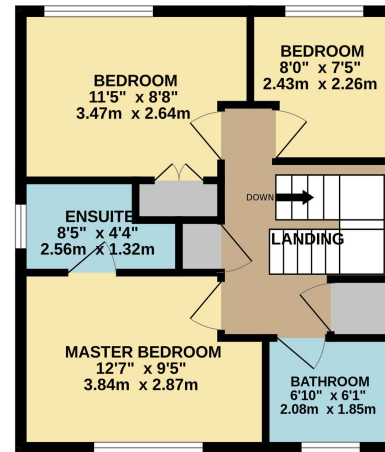




GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 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.
Made with Metropro 62023

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.