



*Oakwood Drive*

Bolton

**Miller Metcalfe**  
*Every step of the way*

# Oakwood Drive

Bolton

Detached



3



2

EPC Rating - D

Occupying a commanding and enviable plot, perfectly positioned in a highly regarded location in Markland Hill stands this wonderful detached bungalow!

The property, which is heavily extended to the rear offers a complete abundance of living space that you are unlikely to find in a similar style bungalow. Presented to a high standard and flowing with a neutral and crisp finish which is a true credit to the current owner, the bungalow is ready to move in and enjoy immediately.

Take advantage of three bedrooms, all of which are double with the master located at the rear. Furthermore there's a spacious lounge perfect for those with large families and regular visitors. Additionally there's an en-suite bathroom, small conservatory and another reception room located off the kitchen which is perfect for those that entertain regularly.

If you've been long searching for a substantial bungalow that offers space, privacy and a high end finish then please keep reading!

Oakwood Drive is a quiet and well regarded tree-lined road located just off Markland Hill Lane. There's an abundance of amenities on the doorstep such as restaurants, pubs, shops and leisure facilities.

Pull up on the multi-car driveway and a porch entrance provides access to a bright, warm and welcoming hallway. A formal lounge can be found at the front of the property which offers plenty of space and light. Adjacent is a double bedroom and family bathroom suite. At the rear you'll find the master bedroom which has been extended and benefits from an en-suite bathroom. The hallway provides access to another bedroom, integral garage and cloakroom. At the rear of the property there's a fitted kitchen which flows nicely into another large reception room and small conservatory. There's also a separate utility room.





TENURE  
Freehold

LOCAL AUTHORITY  
Bolton Council  
Band F  
Annual Price: £3102

MOBILE COVERAGE  
EE  
Vodafone  
Three  
O2

BROADBAND  
Basic 16 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY  
BT  
Sky



Powered By  
**aprift**  
know my property instantly



GROUND FLOOR  
1494 sq.ft. (138.8 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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 Metropix 62025

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.