



348 Oxcliffe Road, Heaton With Oxcliffe
LA3 3EJ

348 Oxcliffe Road, , Heaton With Oxcliffe

The property at a glance

5  3  2 

- Detached Property
- Four Bedrooms (Two With En Suite)
- Three Bathrooms
- Attic Room
- Spacious Kitchen Dining Room
- Separate Utility Room
- Off Road Parking And Garage
- Freehold
- Council Tax: TBC
- EPC Rating: B

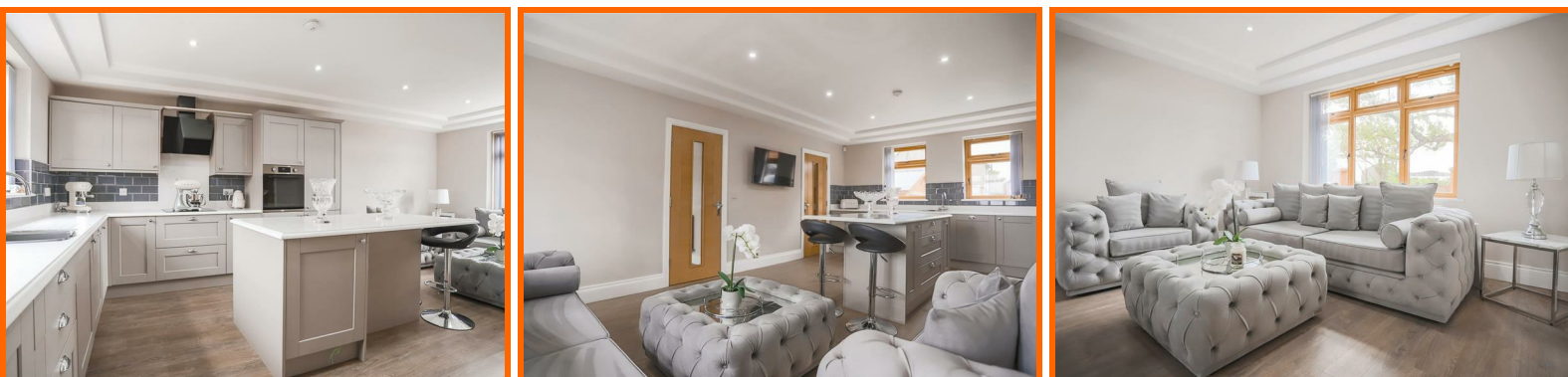


Get in touch today

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info@gfproperty.co.uk
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£499,950

Get to know the property



A STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Part Exchange Considered

Nestled on the charming Oxcliffe Road in Heaton With Oxcliffe, this stunning detached house is a true gem waiting to be discovered. Built in 2022, this new build property boasts a generous 2,390 sq ft of living space spread over three floors, offering ample room for a growing family to create their dream forever home.

With 4 bedrooms and 3 bathrooms, this property is designed to cater to the needs of a modern family. The neutral tones throughout provide a blank canvas for personalisation, allowing you to truly make this house your own.

The two reception rooms and a spacious kitchen/diner provide versatile living spaces for both relaxation and entertainment. Imagine hosting gatherings with loved ones in these beautifully designed rooms, creating memories that will last a lifetime.

Convenience is key with a driveway and a detached double garage, ensuring that parking will never be an issue. Whether you're a car enthusiast or simply in need of extra storage space, this property has you covered.

Don't miss out on the opportunity to make this house your home. Book a viewing today and step into the future of luxurious living in the heart of Heaton With Oxcliffe.

Contact our office today to arrange a viewing and follow us on Instagram and Facebook for sneak peeks on our latest properties.

Ground Floor

Hallway

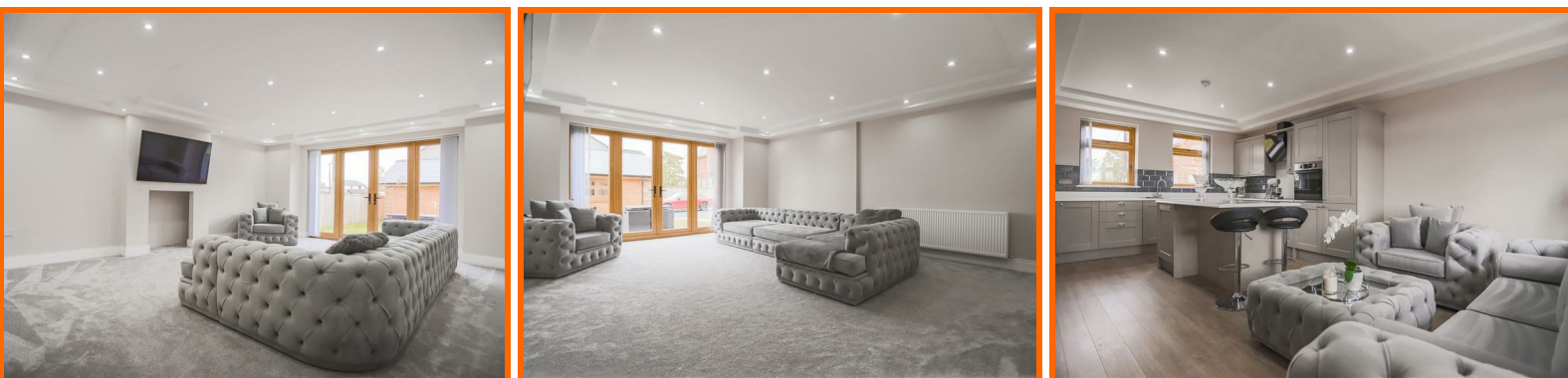
15'2 x 12'6

Rockdoor entrance door, stairs to the first floor and doors leading to two reception rooms, a downstairs WC, and the kitchen/diner.

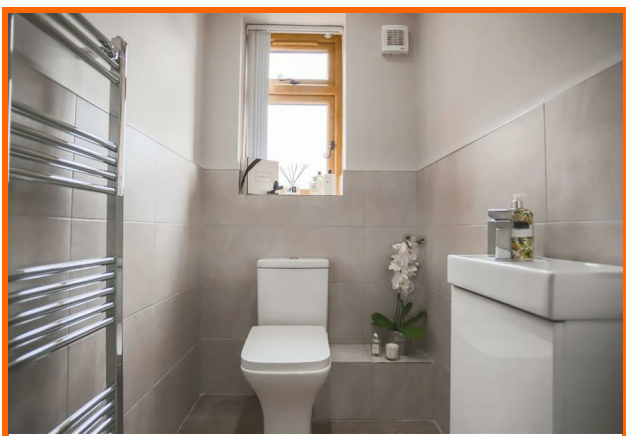
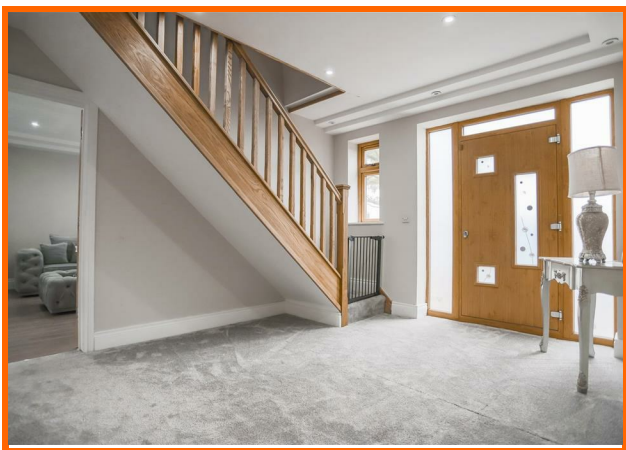
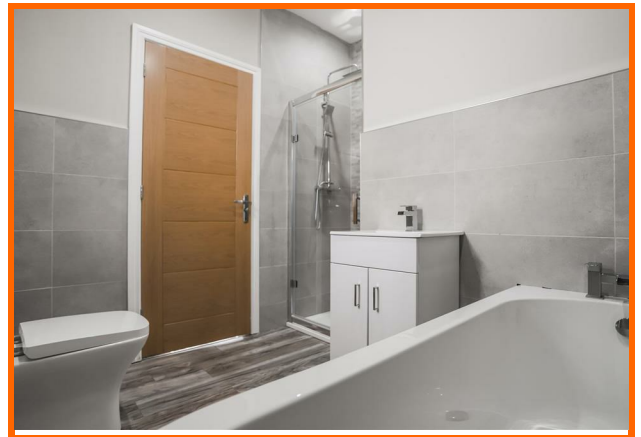
WC

4'10 x 4'

UPVC double glazed window, low basin WC, wash basin.



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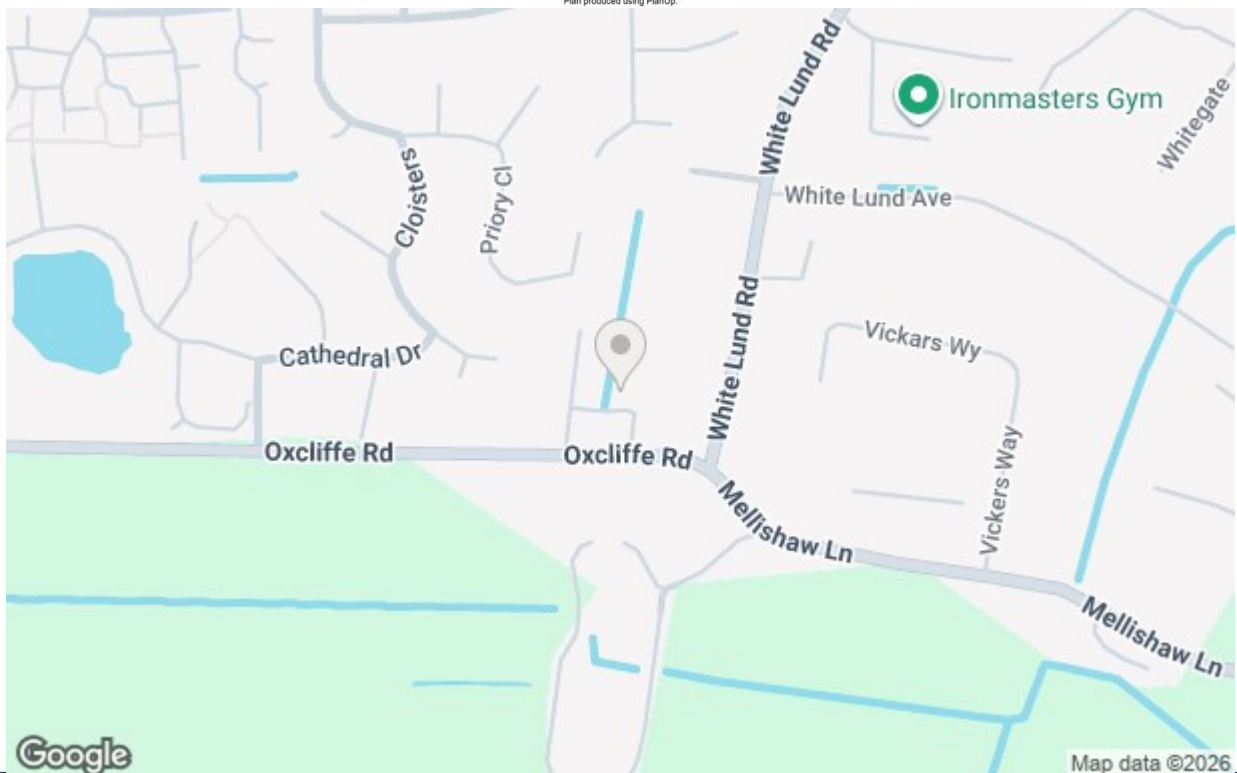
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Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	