

238 Oxford Grove, Bolton, Lancashire, BL1 4JH



Offers In The Region Of £100,000

Superbly presented mid terraced property ideal for buy to let or first time buyer, fully updated throughout offering excellent accommodation sold with no chain and vacant possession. Spacious reception rooms fitted kitchen diner two generous bedrooms shower room and useful loft space, Viewing essential.

- Renovated Throughout
- Two Generous Bedrooms
- Fitted Dining Kitchen
- No Chain
- Ready To Move Into
- Spacious Reception
- Useful Loft Room
- EPC RATING D



Located within easy access of local shops, schools and transport network this mid terraced property has been renovated throughout to offer excellent accommodation with the potential to create a further attic bedroom. At present the property comprises :- Hallway, lounge, fitted dining kitchen. To the first floor there are two generous bedrooms and modern fitted shower room. From bedroom 1 there are stairs to a loft space with potential to convert subject to building regs approval. Outside there is a small front gardens and an enclosed rear courtyard with roller shutter door allowing off road parking. Benefiting from gas central heating and double glazing the property is sold with no chain and vacant possession



Entrance Hall

Laminate flooring, double glazed entrance door, door to:

Lounge 15'2" x 12'11" (4.62m x 3.94m)

UPVC double glazed window to front, living flame effect gas fire with ornate surround and marble effect inset and hearth, built-in under-stairs storage cupboard, radiator, laminate flooring, dado rail, two wall lights, stairs first floor landing, door to:



Kitchen/Diner 9'5" x 12'11" (2.86m x 3.94m)

Fitted with a matching range of base and eye level with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and dishwasher, built-in, four ring gas hob with extractor hood over, please note the oven, washer, dishwasher and fridge freezer are not being left, uPVC double glazed window to rear, radiator, ceramic tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double door to rear.



Landing

Door to:

Bedroom 1 12'9" x 9'9" (3.88m x 2.97m)

Two uPVC double glazed windows to front, radiator, stairs to loft space.

Bedroom 2 11'10" x 6'11" (3.61m x 2.11m)

UPVC double glazed window to rear, radiator.



Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over, corner vanity wash hand basin with cupboards under, mixer tap and tiled splashback, low-level WC and ceramic tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, ceramic tiled flooring.



Loft Space 16'2" x 12'11" (4.92m x 3.94m)

Double glazed skylight to rear, sloping ceiling with exposed beams limited headroom to rear and front of room.

Outside

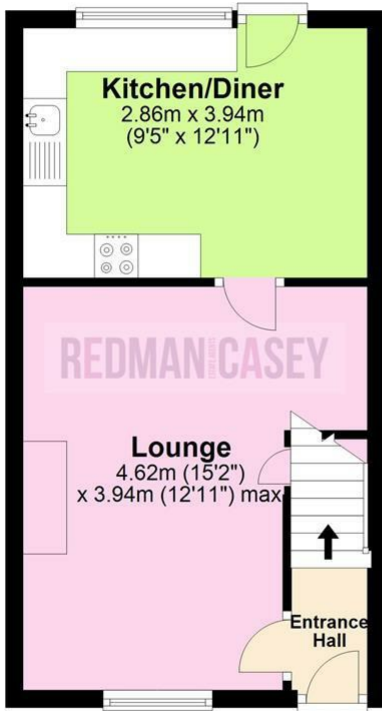
Front garden, brick path leading to front entrance door, enclosed by dwarf brick wall and wrought iron fencing to front and sides.

Rear, enclosed by brick wall to rear and sides, paved hard standing and courtyard roller door to enable vehicular access.



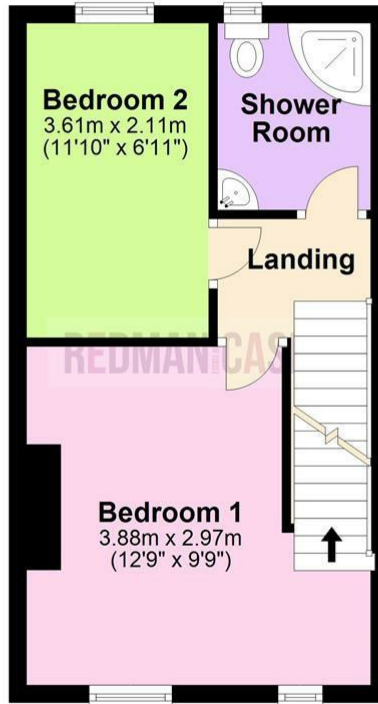
Ground Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



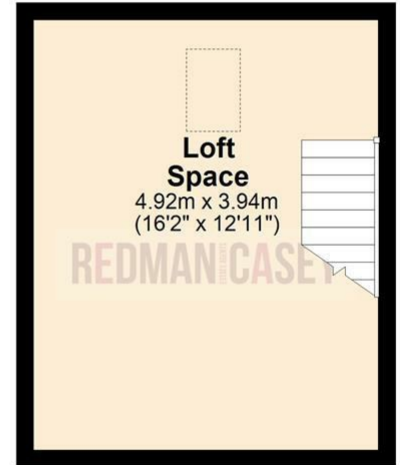
First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.9 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	74
England & Wales	EU Directive 2002/91/EC	

