



Grange Park Road

Bromley Cross Bolton 3 Bedrooms with option for a 4th

- SPACIOUS OPEN PLAN LIVING
- WRAP AROUND EXTENSION TO SIDE AND REAR
- BESPOKE OAK KITCHEN WITH BURR ELM WORKTOPS
- OPTION FOR 3 OR 4 BEDROOMS
- EN-SUITE BATHROOM TO MASTER
- FANTASTIC GARDEN OFFICE/HOBBY ROOM
- EASY SIDE BY SIDE OFF ROAD PARKING
- GCH, UPVC DG, CAVITY WALL INSULATION, ALARM, EPC D

Price £600,000



Delightful, spacious, extended property where you will enjoy open plan living. A vaulted ceiling with beams adds character and solid Oak flooring adds warmth to this impressive room. Separate kitchen/diner with stunning bespoke solid Oak units with burr Elm worktops. There is a 2nd reception room which could also be used as a 4th bedroom if so desired. Easy side by side off road parking, a double garage and even a garden office!



Entrance 4'10" (1.47m) x 3'8" (1.12m)

A glazed composite door with sidelights welcomes you into the property. It has tiled flooring, a radiator and glazed double doors into the hall.

Hall 6'1" (1.85m) x 14'0" (4.27m)

Bright and spacious with solid Oak flooring, doors into the kitchen, master bedroom and two storage cupboards. Open access into the main living room.



Storage Cupboards

There are two storage cupboards located in the hall. One with shelving and space for your vacuum and ironing board, and the other has a clothes rail for guest coats with shelving above.

Open Plan Living 37'11" (11.56m) x 11'9" (3.58m)

Wonderful spacious open plan living area with solid oak flooring and lots of options for furniture layout. At one end is a living flame gas fire in a Victorian style surround offering a cosy place to relax in the evenings, and a vaulted ceiling with decorative beams adds character. At the opposite end, French doors make it nice and bright and give access into the garden.



2nd Reception Room / Bed 4 8'7" (2.62m) x 11'4" (3.45m)

This room is lovely and bright with dual aspect windows, a radiator and solid oak flooring.

Kitchen/Diner 10'8" (3.25m) x 17'6" (5.33m)

Beautiful bespoke solid Oak shaker style wall & base units with stunning burr Elm worktops and tiled splashbacks. Built in a housing unit is a Bosch double electric oven. There is a 5 burner gas hob with an integrated extractor above, an integrated under counter fridge and an integrated dishwasher. Bowl and a half stainless steel sink with a lever operated mixer tap. Plenty of room for a dining table plus additional furniture, and tiled flooring completes the look.



NB: None of the services/appliances have been tested, therefore we cannot verify as to their condition or working order.

Utility Room 8'7" (2.62m) x 6'0" (1.83m)

Has cream high gloss wall and base units with woodblock effect laminate worktops and tiled splashbacks. There is a Belfast sink with a lever operated mixer tap and a window above. Space ready plumbed for a washing machine, space for a dryer and space for a freezer. There is a radiator, tiled flooring and a glazed external door on the side elevation. The combi boiler is located here.



125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

Tel: 01204 593500 | Fax: | Email: sales@whittakersestateagents.co.uk

<https://www.whittakersestateagents.co.uk>



Master Bedroom 10'5" (3.18m) x 11'7" (3.53m)

The master bedroom is carpeted and can accommodate a super king size bed. There is a window on the front elevation with a radiator positioned beneath and a door into the en-suite bathroom.



En-Suite to Master 7'5" (2.26m) x 5'3" (1.6m)

The en-suite bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin, and a `P` shaped panelled bath with a thermostatic shower over and a glass shower screen. Window with obscure glazing on the side elevation, a chrome heated towel rail, and tiled flooring.



Inner Hall 5'9" (1.75m) x 2'9" (0.84m)

The inner hall is carpeted and has doors into the 2nd & 3rd bedrooms and the bathroom.

2nd Bedroom 11'6" (3.51m) x 10'6" (3.2m)

This double bedroom is carpeted and has a window on the rear elevation with a radiator positioned beneath.



3rd Bedroom 10'6" (3.2m) x 10'6" (3.2m)

Is another double bedroom. It is carpeted, has a fitted wardrobe and a window on the rear elevation with a radiator positioned beneath.

Bathroom 5'8" (1.73m) x 7'6" (2.29m)

The bathroom is fully tiled and is fitted with a white 3 piece suite comprising of:- wc, pedestal wash basin, and a panelled bath with a thermostatic shower over and a glass shower screen. There is a window with obscure glazing on the rear elevation, a chrome heated towel rail, and tiled flooring.



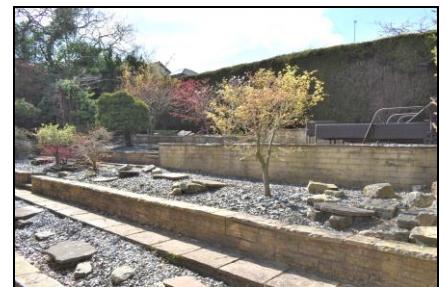
Front Garden, Driveway & Garage

The frontage of the property is open plan and a block paved driveway offers easy side by side off road parking. It has mature planting and tall timber gates at both sides of the property.

The double garage has up and over garage doors, power and lighting.

Gardens

There are established gardens to both the side and the rear. The rear garden is tiered and has paths, walls, slate chippings and a raised patio area.



Home Office 9'11" (3.02m) x 13'3" (4.04m)

This fantastic purpose built unit has French doors, windows, power and lighting.

Perfect for a brilliant home office, hobby room, den or man cave!

General Information

Freehold - Combi boiler located in the utility room - Water Meter
Council Tax Band E - EPC Rating D

125 Lea Gate Harwood Bolton Greater Manchester BL2 4BQ

Tel: 01204 593500 | Fax: | Email: sales@whittakersestateagents.co.uk

<https://www.whittakersestateagents.co.uk>