



Independent Estate Agents **Cardwells** Est. 1982
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GRANGEWOOD – BROMLEY CROSS – £450,000

An exceptional extended three bedroom detached bungalow set in a picture cul-de-sac location being within walking distance of the Jumbles reservoir and country Park and also Bromley Cross railway station which directly serves: Manchester, Salford, Bolton and Blackburn. Locally there are fabulous schools within walking distance, shops, restaurants and superb sporting and leisure clubs and facilities. The bungalow is exceptionally well presented throughout and enjoys a fabulous extension to the rear under vaulted style ceiling. The accommodation on offer briefly comprises: reception hallway open plan lounge/dining room which enjoys lovely views, a beautiful professionally fitted kitchen complete with solid granite style work surfaces and integrated appliances, the bathroom is beautifully appointed with a separate shower area freestanding style bath and luxurious tiling, there are three superb bedrooms and the extension room to the rear is fabulous complete with by folding doors that open out onto the rear garden. Externally there is a generous size lawn garden area which is a lovely position to enjoy the views, there is patio space, a garage and private driveway car parking. The property really is in excellent order and viewing is essential to appreciate all that is on offer. In the first instance there is a walk-through viewing video available to watch and then a private viewing appointment can be arranged by calling: Cardwells Estate Agents on 01204381281, emailing; Bolton@Cardwells.co.uk or visiting; www.Cardwells.co.uk

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall:

Downlights, storage cupboard, radiator, loft access with pull down ladder, tiled flooring.



Lounge/dining room: 21' 5" x 15' 5" (6.54m x 4.71m)

Downlights, dual aspect double glazed windows to the front and the side, radiator.



Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure:

Cardwells estate agents Bolton research shows the property is Freehold.

Council tax:

Cardwells estate agents Bolton research shows the property is in band E annual charges of £2625

Disclaimer:

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Kitchen: 11' 5" x 10' 5" (3.48m x 3.17m)

Downlights, double glazed window and door to the side, range of fitted wall and base units with complimentary granite worktops and splashbacks to the walls incorporating an integrated extractor fan, five ring induction hob, electric oven, dishwasher, washing machine, fridge/freezer, space for a wine fridge, Lamona large bowl sink with instant boiling water mixer tap and drainer, tiled flooring and wall mounted anthracite ladder radiator.



Sitting room: 20' 6" x 11' 9" (6.26m x 3.59m)

Vaulted ceiling with ceiling light point, double glazed windows to the rear and sides, bi-fold doors leading to the rear garden, wall mounted vertical ladder radiator, tiled floor.

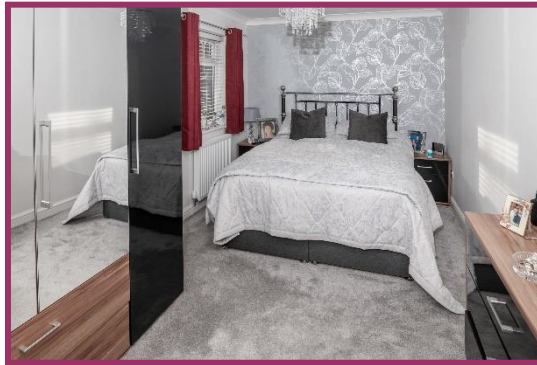


Bathroom: 8' 5" x 7' 7" (2.56m x 2.32m)

Downlights, extractor fan, double glazed windows to the side, wall mounted vertical ladder radiator, four piece bathroom suite incorporating a wc, vanity unit with inset sink, bath, walk in shower, tiled flooring and walls.



Bedroom 1: 15' 4" x 8' 10" (4.68m x 2.69m)
Ceiling light point, double glazed window to the rear, radiator.



Bedroom 2: 14' 4" x 8' 6" (4.37m x 2.60m)
Ceiling light point, radiator, double glazed window to the front, fitted wardrobes.



Bedroom 3: 8' 10" x 8' 0" (2.70m x 2.45m)
Ceiling light point, radiator, double glazed window to the side, fitted wardrobes.



Garage: 18' 1" x 8' 1" (5.50m x 2.47m)

Up and over garage door with door leading to the rear garden.



Garden:

There is a generously sized lawn garden which is in a lovely position to enjoy the views, there is a flagstone patio space with retaining stone wall offering a lovely outside entertaining space.

