

GRANGE PARK
ROAD

BROMLEY CROSS





Nestled within one of Bromley Cross' most prestigious developments on Grange Park Road, this immaculately decorated 4-bedroom home stands as a testament to contemporary family living. A harmonious blend of modern luxury and natural beauty, Number 73 offers a prime location that backs onto picturesque woodlands that gently slope down to the serene Bradshaw Brook.

As you approach the property, the exterior exudes elegance with vibrant flower beds, and a well-maintained block-paved driveway offering space for two vehicles ahead of the double garage.

LOOKING FOR A
TRANQUIL DETACHED
FAMILY HOME SITUATED
IN BROMLEY CROSS?





Upon stepping inside, conveniently stow away your coats and shoes in the cloakroom/wc located to the left, just beyond the porch, before proceeding into the expansive hallway.

Functioning as the nucleus of the home, this warm and inviting space is adorned with grey wallcoverings, featuring a captivating geometric wallpaper on the stair wall. The attention-grabbing staircase is crafted from oak with glazed panels, and below it, a welcoming bar area beckons with space for comfortable seating and lights adorning the mirror.

Oak flooring extends beneath your feet, leading through the double doors on the right into a bright and airy living room. This room is illuminated by front-facing windows and expansive glazed patio doors that open directly onto the rear gardens, enhanced by a vaulted slatted ceiling. A central brick chimney breast commands attention, housing an inset gas fire—a perfect focal point around which to arrange your furniture.





FAMILY HAVEN

As you seamlessly glide back through the hallway, you'll find yourself entering the expansive and extended family sitting/dining room, a spacious haven that truly defines the essence of comfort and togetherness. This well-appointed room is adorned with windows on both sides and to the rear, allowing natural light to flood the space. A strategically placed roof light above the dining table adds an extra touch of illumination, while two sets of patio doors beckon you to the rear garden, where a hot-tub area awaits relaxation.





Embraced by the calming views of the rear garden and adjacent woodlands, this room becomes a luminous, open haven, providing an ideal setting for various family activities such as dining, reading, or watching TV. The neutral grey décor enhances the overall ambiance, creating a serene backdrop, while recessed spotlights overhead add a subtle and sophisticated touch to the space.

Whether you're gathered around the dining table for a family meal, engaged in a cosy reading session, or enjoying a movie night together, the versatile design and ample natural light make this family sitting/dining room a welcoming and adaptable space for all your family activities.





SOCIAL SANCTUARY

At the front of the home, discover a contemporary breakfast kitchen that seamlessly blends style and functionality. The space is enveloped by green/grey wall and base cupboards and drawers, creating a modern aesthetic that circles the room. Crowning the ensemble is a white granite composite layered worktop, extending into the middle to fashion an inviting table that comfortably seats four. This kitchen is equipped with integrated amenities, including a dishwasher, a wine cooler, and ample space for a plumbed-in American-style fridge/freezer, accompanied by a sleek Rangemaster oven.

The kitchen's visual appeal is heightened by a captivating glass horse splashback and a stainless steel extractor overhead. A window to the front offers picturesque views of the front garden, complemented by a ceramic sink, while a convenient rear door provides direct access outdoors. The beige tiled floor, set against varying tones of grey walls, creates a harmonious colour palette.

Adjacent to the kitchen, a utility room awaits, featuring its own access to the front and plumbing provisions for a washing machine and tumble dryer. This thoughtful arrangement ensures both practicality and style, making the kitchen and utility space a seamless and efficient hub for culinary endeavours and household tasks.







BEDROOM BLISS

Returning to the hallway, ascend the distinctive oak staircase to reach the first-floor landing, where you'll discover four bedrooms, including a master suite. These generously sized rooms are adorned with plush carpets and tasteful décor, creating an atmosphere of refined comfort. Each bedroom serves as a serene retreat, with large windows offering serene views of the lush surroundings, allowing natural light to fill the space and enhance the overall ambiance.



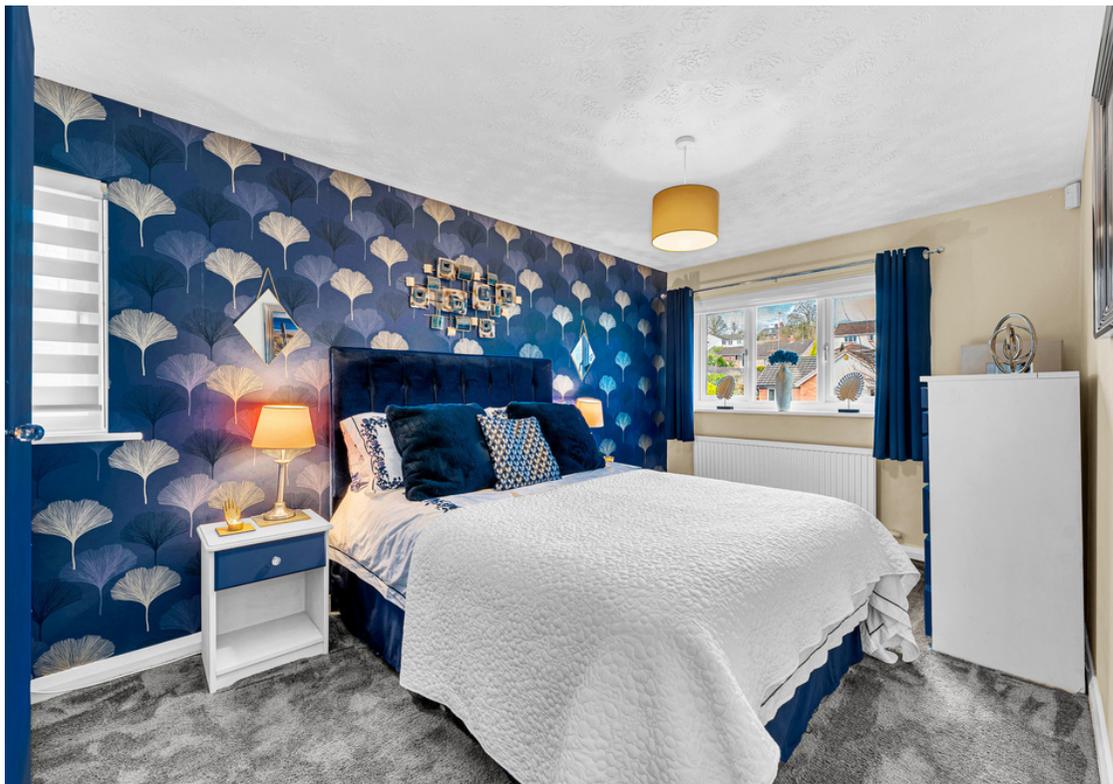


At the top of the staircase, directly in front of you, is the main bedroom, furnished with fitted wardrobes, bedside drawers, a dressing table, and fitted wall lights. A window graces the room, offering splendid views of the garden and picturesque countryside.

A subtle glimpse through a connecting doorway reveals the contemporary ensuite. This well appointed space includes a vanity sink and WC unit, a panelled bath with a shower overhead and a sleek glazed screen. The bathroom is adorned with tasteful grey tiling on both the walls and the floor, creating a modern aesthetic. An illuminated mirror and a heated towel rail add practical and luxurious touches to enhance the overall comfort and functionality of the ensuite.







In the third double bedroom, a captivating focal point emerges with a bold deep blue dandelion head wallcovering adorning the wall behind the bed. Soft grey carpeting underfoot enhances the room's comfort, while windows on both the front and side elevations flood the space with natural light. Ample room is available for a complete set of bedroom furniture, ensuring both style and functionality in this well-designed sleeping space.

The fourth bedroom has been transformed into an efficient home office, tailored for individuals who work from the comfort of their home. This adaptable space not only provides a conducive work environment but also comes with a built-in cupboard ensuring that there's ample room to keep belongings neatly organised.

Next door you'll find a second double bedroom featuring Velux windows set within a vaulted ceiling. A generously sized window provides views of the rear garden, filling the room with natural light. The décor of this room is characterised by a pristine white palette, with a touch of elegance added by grey damask wallpaper adorning the feature wall behind the bed.





Catering to the needs of the bedrooms, a modern and stylish shower room beckons. The space is adorned with a sleek vanity wash basin and WC, accompanied by a grey gloss cupboard that seamlessly complements the marble-effect wall panelling to the double shower enclosure.

The contemporary design is further accentuated by striking black taps, shower heads, and sanitary fittings, creating a cohesive and sophisticated aesthetic. The dark grey floor tiling not only adds a touch of elegance but also ensures durability and easy maintenance in this well-appointed contemporary shower room.





STEP OUTSIDE

The highlight of Number 73 is the backyard oasis, where a well-maintained landscaped garden seamlessly transitions into the woodlands beyond. The soothing sounds of Bradshaw Brook create a tranquil atmosphere, making it an ideal space for relaxation and outdoor activities. The proximity to Bradshaw Fisheries and fishing lakes adds an extra layer of recreational possibilities for outdoor enthusiasts.

A paved patio extends seamlessly from the rear to the sides, providing an ideal expanse for both entertaining and relaxation. There's even designated space with electric connections for a hot tub, adding an extra layer of luxury to your outdoor experience.

Beyond the patio, mature plant beds and rockeries guide the way to a tranquil pond surrounded by two apple trees and a gazebo with a decked patio below. The border fencing gracefully overlooks Bradshaw Brook, allowing you to bask in the serene sounds of the flowing water.







This dedicated outdoor haven is meticulously designed to accommodate a diverse range of family activities, ensuring a versatile space for play, relaxation, and entertaining. Additionally, there's a greenhouse and a workshop, offering practical spaces for gardening enthusiasts or DIY projects.

Whether you envision a leisurely afternoon in nature, hosting joyful gatherings with friends and family, or providing a free-spirited play area for the kids, this thoughtfully crafted outdoor space caters to all your desires.







OUT & ABOUT

One of the standout features of Grange Park Road is its exceptional location at the heart of Bromley Cross. Within easy walking distance, you'll find a cluster of highly regarded local schools, including Canon Slade and Turton High Schools, as well as Eagley Infants, Eagley Juniors, and St Johns Roman Catholic Primary School.

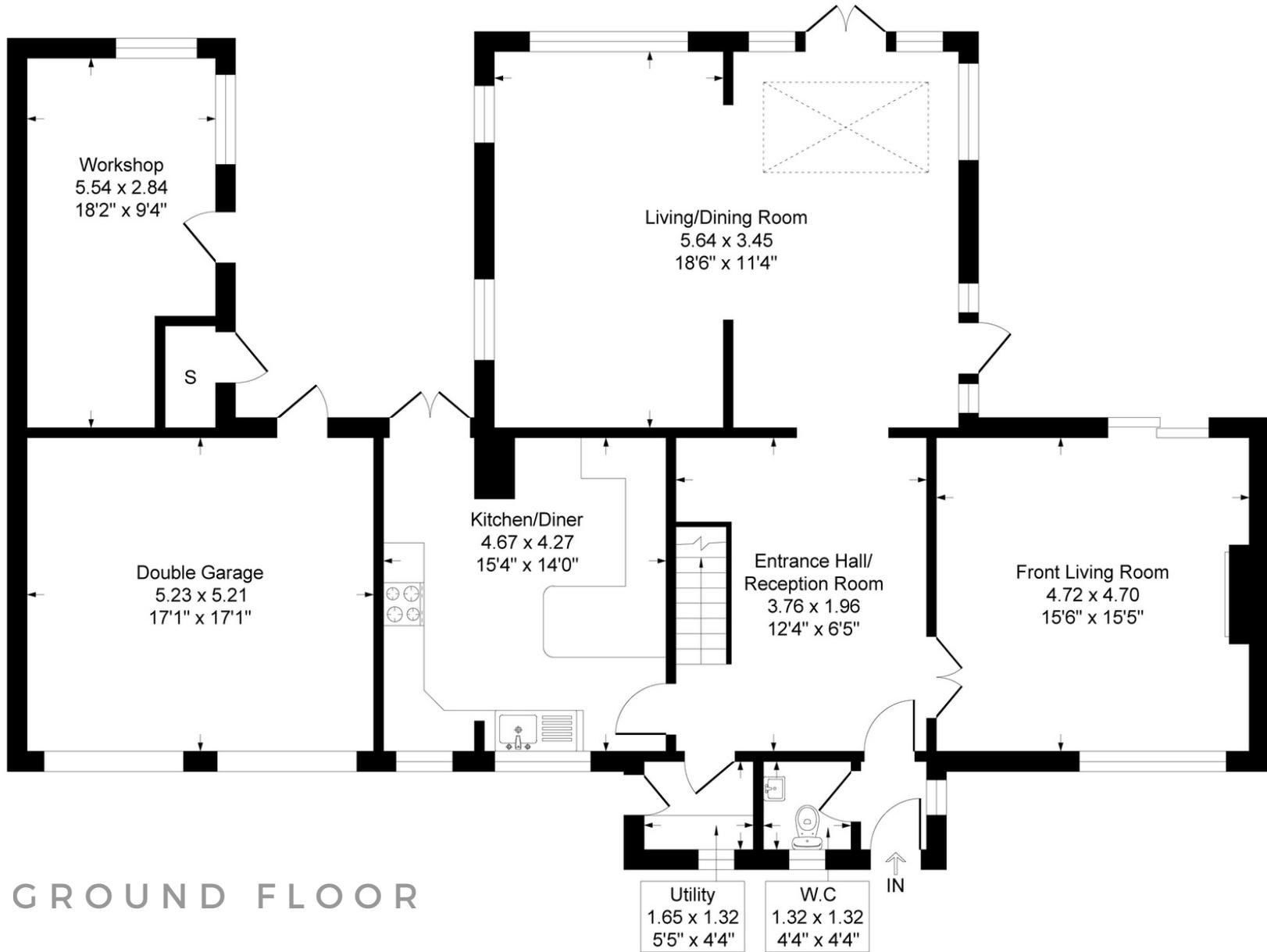
The neighbourhood offers an abundance of culinary delights, with numerous pubs and restaurants just a stone's throw away. Indulge in a delightful drink experience at The Slaughter House, celebrated for its impressive selection of wines and cheeseboards, or explore the modern craft ale pub, The Nook and Cranny. Various local cafes and restaurants, such as The Retreat and Earthlings, invite you to savour diverse culinary offerings.

Convenience is at your fingertips, as shops and amenities, including Sainsbury's and Co-op, are within walking distance. Embrace the outdoors with an array of green spaces right on your doorstep, including the scenic Jumbles Reservoir and the fisheries around Bradshaw Brook, just a short stroll away from the end of Grange Park Road.

Ideal for commuters, No. 73 boasts a strategic location, a mere short walk from Bromley Cross Train Station, offering seamless connectivity for those on the go.

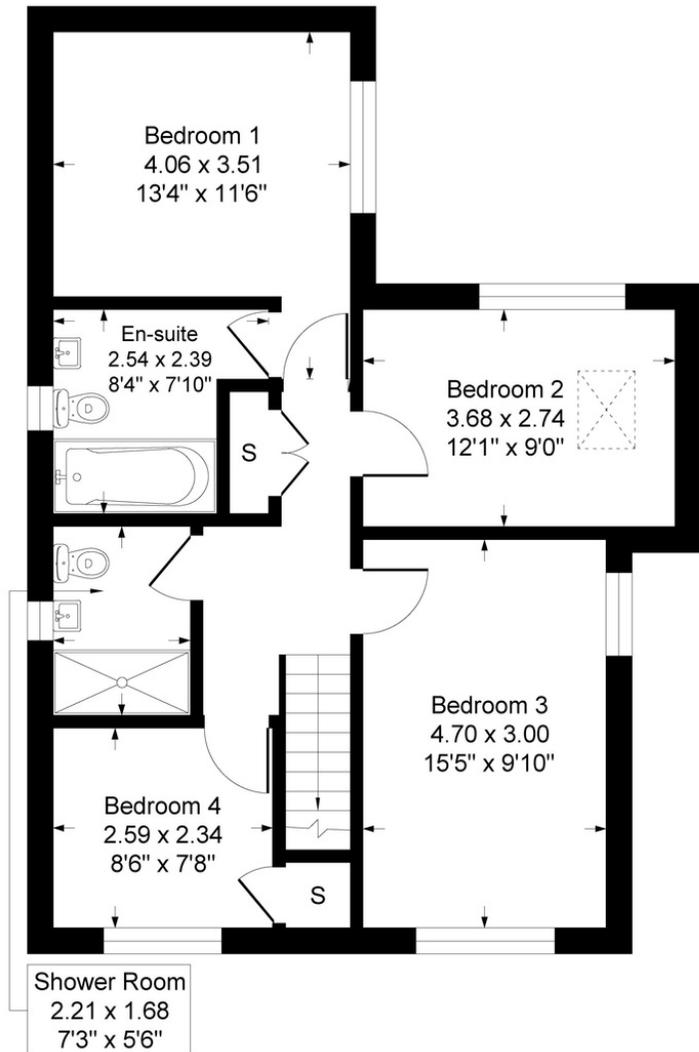


Ground Floor
1613 sq.ft. (149.8 sq.m.) approx



GROUND FLOOR

First Floor
654 sq. ft. (60.7 sq.m.) approx



FIRST FLOOR

KEY FEATURES:

- Extended Detached Family Home
- Four Bedrooms (One Ensuite)
- Modern Breakfast Kitchen
- Spacious Open Plan Living/ Diner
- Separate Lounge
- Modern Shower Room Plus Downstairs WC
- Large Rear Garden With Woodland Backdrop
- Driveway For Two Cars
- Double Garage & Workshop
- Walking Distance To Train Station, Eagley, Turton & Canon Slade Schools
- Approx; 2266 sq. ft
- Tenure: Freehold
- **EPC Rated: TBC**
- Council Tax: F

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