

ELLERBECK CLOSE
BRADSHAW



Looking for a 4-bedroom family home near Bromley Cross?

Nestled in a tranquil residential neighbourhood between Bradshaw and Bromley Cross, Ellerbeck Close represents the pinnacle of family living. This beautifully appointed and well-presented detached family home is situated in an exceptionally desirable location.

Positioned at the start of a quiet cul-de-sac, this detached four-bedroom home boasts a double driveway and a double garage, providing ample parking space. A covered portico entrance adds a touch of elegance, warmly welcoming you home.



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Step into the inviting hallway, and to your left, enter a spacious living room that exudes warmth and brightness. The room is illuminated by a large bay window that offers a picturesque view of the front garden, alongside an additional side window that floods the space with natural light. The neutral décor creates a serene and adaptable atmosphere, perfectly suited to various interior styles. Elegant timber laminate flooring adds a touch of sophistication and flows seamlessly through an opening into the well-appointed kitchen, enhancing the sense of continuity and openness in the home.







The modern grey gloss kitchen is beautifully complemented by white wall cabinets and a dark laminate worktop that seamlessly extends to form a breakfast bar. This breakfast bar, positioned by the sliding patio doors, creates a perfect spot for casual dining while offering direct access to the rear garden. One side of the kitchen features a dedicated space for a Rangemaster-style oven, complete with an extractor hood above. Opposite, a composite sink and a half with a drainer is thoughtfully placed under a long window, providing a delightful view of the rear garden.





The kitchen effortlessly transitions into the dining area, unified by stylish tiled flooring. Adjacent to this space, you'll find a practical utility room and a convenient downstairs WC. Additionally, a door from the dining area opens directly to the garden, enhancing the indoor-outdoor living experience. The kitchen also includes ample space for a freestanding American-style fridge freezer, ensuring you have all the modern amenities needed for a comfortable and functional living space.



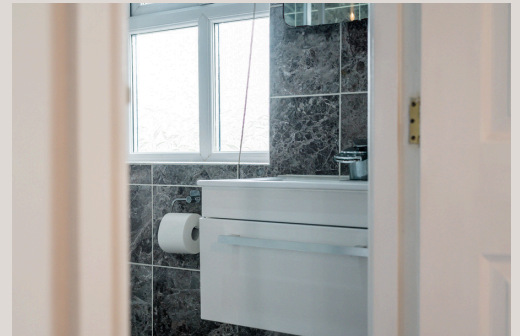


Head upstairs to discover four well-appointed bedrooms off a landing elegantly adorned with glazed oak balustrades.

The main bedroom, situated at the front of the home, is spacious enough for a super king sized bed and comes tastefully decorated with a neutral palette and features plush grey carpeting. A striking floral wall covering adds a touch of sophistication to one wall, creating a stylish focal point.



Step into the ensuite, where you'll find a contemporary design that includes a WC, a sleek wall-hung white gloss washbasin with a mirror above, and a corner shower with a glazed surround. The ensuite is beautifully finished with grey marble effect tiled walls and flooring, offering a luxurious retreat within your home.





The second double bedroom, positioned at the rear of the home, overlooks the tranquil rear garden. It features a serene neutral décor, highlighted by a charming swan-patterned wall covering on one wall, adding a touch of elegance.



The two additional single bedrooms provide a neutral backdrop, creating versatile spaces ready for your personal touch and immediate occupancy.

Serving all the bedrooms is a stylish three-piece bathroom. This well-appointed bathroom includes a WC, a contemporary vanity sink, and a panelled bath. The room is beautifully finished with herringbone vinyl flooring, adding a modern and sophisticated touch to this essential space.

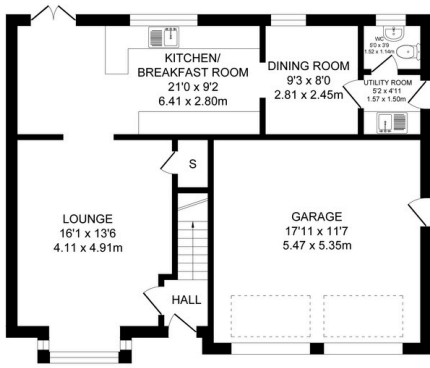


Step Outside

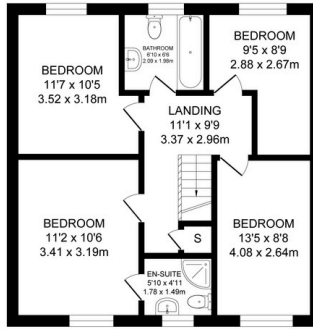
Venture outside through the French doors in the kitchen to discover a spacious patio, ideal for summer barbecues and entertaining guests. This inviting outdoor space is perfect for al fresco dining and relaxation. Beyond the patio, a modern timber slatted wall provides a stylish backdrop, enclosing a raised lawn area. Adjacent to this, a bark-covered section offers ample room for a large play area, making it a versatile and family-friendly garden.







GROUND FLOOR
APPROX. FLOOR
AREA 88.1 SQ.M
(948 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 61.1 SQ.M
(657 SQ.FT.)

TOTAL APPROX. FLOOR AREA 149.2 SQ.M. (1605 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Out and about

Situated in a highly regarded and sought-after residential area, this property benefits from its close proximity to a wealth of amenities. Families will appreciate the excellent local primary and secondary schools nearby, including those within the catchment areas for Canon Slade and Turton School, renowned for their high educational standards. These schools are conveniently within walking distance, making school runs hassle-free.

Bromley Cross village, a vibrant community hub, is also just a short walk away. Here, you can enjoy a variety of dining options, from cosy pubs and delightful restaurants to charming cafes. The village also offers essential shopping conveniences with its supermarkets, making it an ideal location for families who value both comfort and accessibility.

For those commuting to Manchester, Bromley Cross Train Station is a significant advantage. Located just a short stroll from the property, the station provides regular train services to Manchester, ensuring a smooth and efficient journey to the city for work or leisure.

Nature enthusiasts and those seeking outdoor activities will be delighted by the abundance of green spaces in the vicinity. The Rigby's Park and its well-maintained gardens are a mere five-minute walk away, offering a serene environment for relaxation and leisure activities. Additionally, Jumbles Reservoir, known for its scenic beauty and walking trails, is just a few minutes' walk from the property. This makes it easy to indulge in outdoor recreation and enjoy the tranquillity of nature right at your doorstep.

FEATURES:

- Detached Family Home
- Four Bedrooms (One Ensuite)
- Two Reception Rooms
- Utility Room Plus Downstairs WC
- Double Garage
- Front & Rear Garden
- Cul-de-Sac Location
- Walking Distance To Bromley Cross Train Station
- Sought After Village Location
- EPC Rated: D
- Council Tax Band: E
- Tenure: Leasehold
- Years Left: 999 years from 1 January 1992
- Ground Rent Charge: £65 reducible to £60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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