



## Grange Park Road

Bromley Cross, BL7 9YA

£469,950



Recently renovated to stylish standards, this detached, three-bedroom property boasts a superb kerb appeal and the attractive combination of a lovely location, substantial size, impressive interiors, and all the convenience and practicality you would expect in a modern family home.

The house was originally a four-bedroom property and has been converted to a three-bedroom instead to create a luxurious master suite, though could be relatively easily converted back to four-bedroom if desired. A brief overview of the accommodation includes a porch and entrance hall, lounge, open plan kitchen and dining area, and a home study/office, while upstairs is the master suite, two further bedrooms and a family bathroom. Externally there's a spacious front drive and lawn, attached garage, and to the rear is a good-sized landscaped garden.



## Living Space

The property is a fantastic family home with plenty of space. The porch gives practical extra space and welcomes you into the hallway which gives you the first impression of the modern finish throughout.

To the front of the house the lounge is a great size with impressive interior design, including feature lighting, a traditional chimney breast with contemporary fireplace and gas burning stove and feature walls with exposed wood, and a generous range of fitted storage units – stylish and practical!

On the opposite side of the hallway is a home office or study with a comprehensive range of modern fitted office furniture, and under the stairs is handy storage space. And to the rear of the home is the open plan aspect which is sure to be the heart of the home!

The open plan kitchen and dining area is incredibly spacious and of course is modern in excellent condition, with a Quartz worktop and complementary cabinetry. Integrated appliances in the kitchen include a five-plate gas hob and extractor, Samsung oven and combination microwave, dishwasher, wine cooler, plus washer and dryer.

Not only does the kitchen offer everything you need, but its open plan configuration with the dining area and two sets of glass patio doors make it practical for both everyday family life and when entertaining family and friends – especially in the summer months with those doors out onto the patio and garden!

## Bedrooms & Bathrooms

The master bedroom is a standout feature of this property owing to its incredibly generous size and comprehensive design, featuring a spacious bedroom area with fitted wardrobes, an equally spacious dressing room with more wardrobe space, shelving, and a fitted dressing table, plus a modern three-piece en-suite with trendy tiling to the floor and walls, comprising a walk-in shower, WC and vanity basin with integral storage.

The main bathroom is presented to a similar contemporary finish as the en-suite, with grey feature tiling, wash basin and WC unit with storage, and bath with shower. The two other bedrooms are well proportioned for family life and both benefit from modern fully fitted furniture, including wardrobes, shelving, and drawers – you can just move in and unpack!

## Outside Space

In addition to the front lawn and drive, the landscaped garden to the rear provides everything you'd want for modern family life. The patio doors from the open plan kitchen-diner lead to a large patio area, and the sheltered BBQ kitchen is a unique feature perfect for those blue-sky summer days. For the kids the elevated lawn and den with slide gives a safe space to play year-round, or alternatively offers plenty of potential for gardening enthusiasts! The outside space also features lighting, external power sockets, and gates at both sides of the house which add an extra element of practicality.

## Location

Grange Park Road is arguably one of the most sought-after places to live in the area. The street is leafy green and tree-lined giving it a fabulous kerb appeal and exclusive feel, where detached homes are well spaced and sit behind front lawns and private drives.

The property is within walking distance or a few minutes' drive to the amenities of Bromley Cross, Egerton, Bradshaw and Harwood, while having a lovely selection of scenic green spaces nearby too, including Jumbles Country Park on your doorstep and the Wayoh and Entwistle reservoirs a touch further afield in Edgworth.

There's a great selection of schools nearby, with Turton High School being within a five-minute walk from the front door! The same can be said for Bromley Cross train station which provides direct access to central Manchester.

## Specifics

The tax band is F.

The tenure is freehold.

The house is alarmed and has CCTV.

There is gas central heating with a Vaillant boiler and pressurised tank system.

There is a smart meter installed.

The Wi-Fi is high speed with an average download speed of 300 mbps.

The loft is boarded.

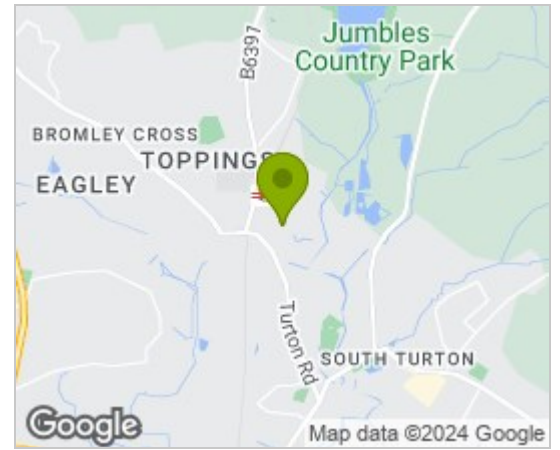
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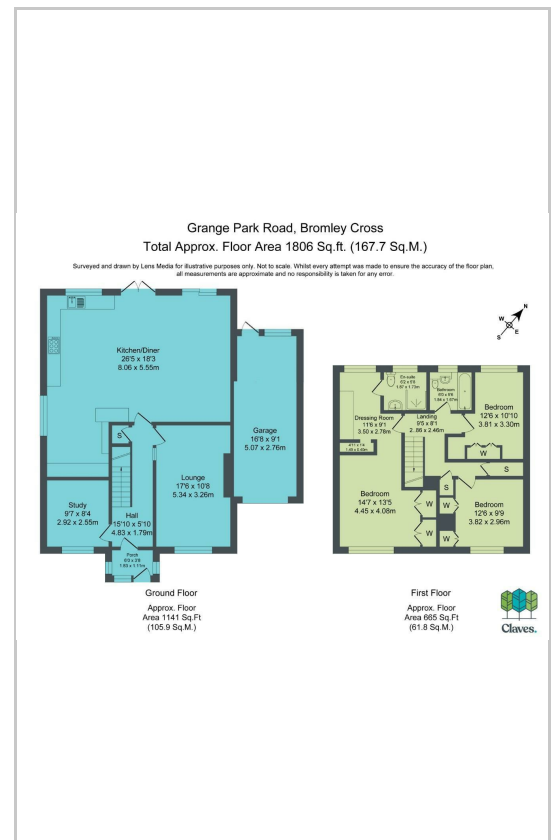
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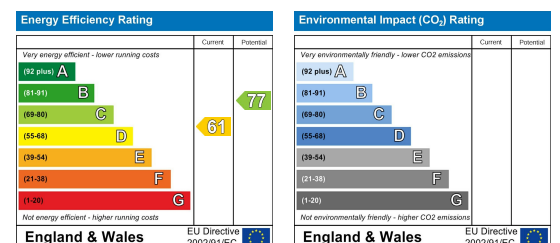
## Area Map



## Floor Plans



## Energy Efficiency Graph



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