



## Grange Road

Bolton, BL7 9AU

£849,950



Circa 3,000 sq ft of luxurious accommodation! Offered with no chain and boasting an extremely generous plot on the sought-after Grange Road near Jumbles Country Park in Bromley Cross, this bespoke property has been significantly extended and remodelled to create a standout contemporary family home, with the added benefit of living on one level if desired.

Internally the house comprises a large entrance hall with internal porch, an open plan kitchen, dining and family room which opens onto the garden, a large lounge, utility room, four large double bedrooms with an en-suite to the master, two further bathrooms, and a substantial landing area that's ideal for use as a study. The master bedroom with four-piece en-suite, fourth bedroom, and a three-piece shower room are all located on the ground floor.

Connected to the house via a sheltered walkway is a detached, two-storey outbuilding which features a double garage to the ground floor, and a versatile storage room to the first floor. Externally the plot benefits from a substantial, gated drive and large, landscaped gardens to both front and rear.





Having been completely remodelled and finished to a high-quality specification, the property boasts a stunning, modern design with bespoke features and the convenience of smart-home technology. The smart-home capability includes Google Home and Alexa, with a Google doorbell and Nest heating, Philips Hue lighting with voice control technology, a Monitor Audio sound-system within the ceilings, and Siemens smart-cooking appliances within the kitchen. There's also a Swann CCTV system with mobile access, Cat5 cables in every room, in addition to a commercial-grade Ubiquiti Wi-Fi system. Other premium features include RAK sanitary ware and Bristan taps to the bathrooms. This home is very well-equipped for modern family life!

A bespoke oak front door opens to a spacious porch, leading into the grand entrance hall through a glass-panelled wall and door. In the hall, the stairs also feature a bespoke design with oak frame and steel balustrades, in addition to a comprehensive range of stylish yet practical understairs oak storage cupboards.

As you walk through the hall, to the right is the large lounge, incorporating huge windows with a stone mullion which frame fabulous scenic views to the front while creating a very bright and airy ambience. The room is grounded by a beautiful Iroko hardwood floor, and its great size of 27ft x 14ft gives an abundance of space for the largest of families. There is also a freestanding amp and audio system in this room which matches that within the ceiling, and the freestanding items are available to purchase by separate negotiation.

At the end of the hall and situated to the rear of the home, the open plan kitchen, dining and family room provides an amazing space to satisfy the demands of luxurious family living. The spaces flow together perfectly, making it a superb social space for both everyday life and when entertaining family and friends. A vast set of 'floor to ceiling' glass sliding doors open to the large patio and garden, further adding to the usability of this space – particularly on warm summer days, affording that desirable indoor-outdoor lifestyle.

A substantial aspect of the open plan living area is the kitchen, providing an excellent amount of storage and worktop space, plus bar seating for four. The quartz worktop has a black marble effect and complements the stylish gloss white and blue cabinetry, which houses a range of integrated Siemens smart appliances, including a dishwasher, steam and normal oven, combination microwave, warming drawer, and a multi-zone induction hob with extractor. The cooking appliances are Wi-Fi connected and can be controlled from your mobile phone, and the units are illuminated by inset LED lighting.

Further practicality is provided by the utility off the hall, featuring additional storage space and plumbing for the washer/dryer. From here is the sheltered walkway to the garage outbuilding and bins storage area. This house has been designed beautifully but with practicality in mind too!

At the top of the bespoke staircase is a generous area that's well-suited for use as study or home office, with a window giving a view onto the rear garden. The unique design is evident here too, with sloped ceilings and a gallery landing.

Situated at the front of the ground floor and boasting more spectacular views through a bay window, the master bedroom is a large double size with stylish fitted wardrobes and a dressing table. Within the bay window is another stone mullion and a quaint window seat with integrated drawers which add to the bespoke design. A four-piece suite is found in the spacious en-suite with electric underfloor heating and contemporary tiling, comprising a freestanding modern bathtub, wall-mounted vanity basin, a wet room style walk-in shower with fully tiled surrounds, and WC.

Also on the ground floor is the fourth bedroom – another good-sized double which is conveniently located next to the downstairs bathroom. The top-quality finish and contemporary styling continues in the downstairs bathroom, which is designed as a fully tiled wet room with rainfall shower, WC, and designer basin.

Upstairs are two more equally enormous double bedrooms that give oodles of space for family life. They're both well-suited for older children who want their own space – each room can accommodate their very own lounge or snug area! They also give extra storage space in the eaves.

Between the two large bedrooms upstairs is another fully tiled wet room with rainfall shower, WC, and wall mounted vanity basin. This room also takes advantage of the lovely scenery to the front, where you can enjoy the views while showering!

Easily accessible from the house via the sheltered walkway, the garage is a great size and features an electric roller door, with a staircase at the rear leading to a versatile storage room. The storage room above the garage has heating and provides potential for a variety of uses... A large and private home office? Home gym area? Games room for the kids? You decide!

At the front, the property is elevated from the lane and set back behind a walled border with a fence and spacious lawn, giving an attractive kerb appeal and a great sense of privacy. The drive gives heaps of space for at least 4 large vehicles and sits behind double gates which are currently manually operated but have an electric supply if you wish to connect them.

At the rear, immediately outside the property is the large patio, perfect for garden parties, outdoor dining, and enjoying the summer weather. The patio extends past the full width of the house, and behind the garage is a sizeable shed with power and lighting plus an outdoor sink with hot and cold water. Beyond the stone patio is a massive lawn, giving the kids a huge amount of space to play, as well as providing other landscaping or gardening potential for those with green fingers.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Grange Road, Bromley Cross**  
**Total Approx. Floor Area 2938 Sq.Ft. (272.95 Sq.M.)**

Disrupt and down for Leasehold for duration proposed use. Not to scale. Total area shown may include the balcony of the first floor.  
All measurements are approximate and do not include a margin of 0.5m or 0.5m.

**Ground Floor**  
Approx. Floor Area 1464 Sq.Ft. (134.2 Sq.M.)

**Garage Ground Floor**  
Approx. Floor Area 352 Sq.Ft. (32.5 Sq.M.)

**Garage First Floor**  
Approx. Floor Area 386 Sq.Ft. (35.5 Sq.M.)

**First Floor**  
Approx. Floor Area 1092 Sq.Ft. (100.8 Sq.M.)

**Clives**

**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 67 Potential: 83

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 67 Potential: 83

Not environmentally friendly - higher CO<sub>2</sub> emissions

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