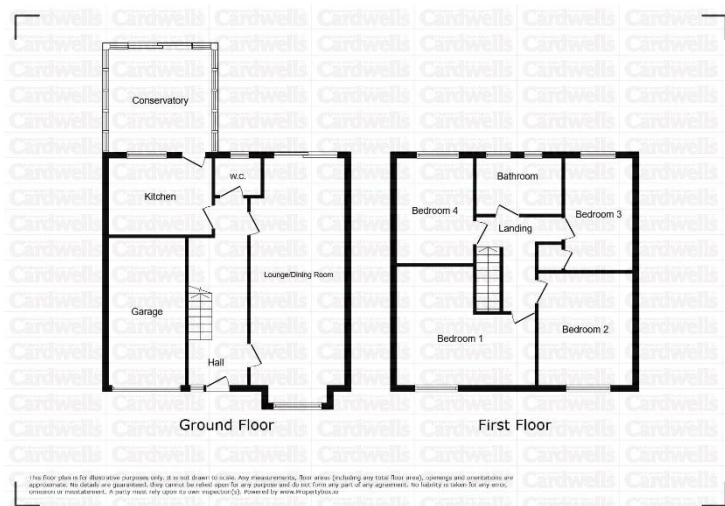




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GRANGE PARK ROAD, BOLTON, BL7 9YA



- Detached family home
- Four bedrooms
- Open plan lounge/dining
- Fitted kitchen
- Conservatory to rear
- Garage and driveway
- Gardens to front and rear
- Lovely views to the rear



£450,000

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Occupying a generous plot within the highly sought-after Bromley Cross area, this four-bedroom detached family home presents an excellent opportunity for purchasers looking to create their ideal home. Offering spacious accommodation throughout and benefitting from good-sized gardens, attractive distant views, ample parking and a desirable residential setting, the property requires a degree of modernisation but offers tremendous potential for further improvement and personalisation. Further photos will follow shortly. The accommodation briefly comprises an entrance hallway, guest W.C., fitted kitchen, and a spacious open-plan lounge/dining room, providing an excellent family living and entertaining space. A conservatory overlooks the rear garden and adds further versatility to the ground floor accommodation. To the first floor are four well-proportioned bedrooms and a family bathroom, making the property ideally suited to growing families. Externally, the home enjoys gardens to both the front and rear, offering plenty of outdoor space for families, gardening enthusiasts and those who enjoy entertaining. A driveway provides valuable off-road parking. The property is ideally positioned for a wealth of local amenities available in Bromley Cross and nearby Egerton, including supermarkets, independent shops, cafés and leisure facilities. The area is particularly popular with families due to the excellent choice of well-regarded schools, including Turton School, Canon Slade School, Eagley Infant School, Eagley Junior School and St Maxentius C of E Primary School, all located within easy reach. For commuters, the location is exceptionally convenient, with Bromley Cross railway station situated approximately 0.2 miles away, providing direct rail links towards Bolton, Manchester and beyond. Excellent road connections further enhance accessibility to Bolton town centre, Bury, Blackburn and the wider motorway network. This is a rare opportunity to acquire a detached family home in a highly desirable location, offering spacious accommodation, excellent schooling, superb commuter links and outstanding potential to add value. Early viewing is strongly recommended to fully appreciate the size, setting and potential of this family home.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Wooden door and glazed panel to the front elevation leading into the hole. Stairs lead off to the first floor landing. Under stairs store. Radiator. Alarm panel.

Open plan lounge dining area: 25' 3" x 10' 6" (7.7m x 3.2m) Maximum measurements. Double glazed window to the front elevation with sliding patio doors to the rear. Two radiators.

Kitchen: 11' 6" x 8' 6" (3.5m x 2.6m) Window and glazed door to the rear elevation. Range of base units with contrasting Work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Electric cooker. Space for fridge. Radiator. Space for fridge freezer.

Conservatory: 11' 6" x 11' 6" (3.5m x 3.5m) Double glazed windows to 3 elevations with sliding patio doors to the rear allowing access to the garden and enjoying magnificent countryside views. Power and lighting. Wooden floor.

Guest WC: Double glazed window to the rear elevation. Modern suite comprising dual flush WC and vanity wash hand basin with storage. Part tiled elevations. Chrome heated towel rail.

First floor landing: Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1: 15' 5" x 13' 5" (4.7m x 4.1m) Maximum measurements. L shaped room with double glazed window to the front elevation. Radiator.

Bedroom 2: 12' 6" x 10' 6" (3.8m x 3.2m) Double glazed window to the front elevation. Radiator. Laminate flooring.

Bedroom 3: 12' 6" x 7' 7" (3.8m x 2.3m) Double glazed window to the rear elevation. Radiator. Large storage.

Bedroom 4: 8' 10" x 11' 6" (2.7m x 3.5m) Double glazed window to the rear elevation. Radiator. Built wardrobes.

Bathroom: 10' 2" x 5' 3" (3.1m x 1.6m) Two double glazed windows to the rear elevation. Four piece modern suite comprising bath with handheld shower head over, walk-in shower cubicle, dual flush WC and pedestal wash and basin. Tile floors. Tiled elevation. Chrome heated towel rail.

Outside: The front enjoys a block paved driveway with parking for two vehicles and leads past a gravel garden. The rear enjoys a lovely landscape garden with paved patio area separate gravel patio area leading down to neat lawn with mature shrub borders and enjoying magnificent countryside views.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band E annual cost of £2933

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd

