



Elm Grove

BROMLEY CROSS



A Bright Beginning

A generous entrance porch creates a homely impression from the very first step, its tiled floor and white walls catching the light that pours in through a run of windows. Tucked neatly behind a cupboard door, the everyday practicalities of the home slip out of sight, leaving nothing but brightness and space to welcome each arrival.

Wooden doors open into a lovely, large lounge, where soft cream carpet spreads out beneath a staircase rising gently to one side. In the alcove to the right, feature lighting plays across modern wooden shelving, while its partner on the left waits for its own story to be written, whether it be a favourite armchair or a statement piece. A large front window, dressed in venetian blinds and softened outside by a screen of laurels, lets the daylight spill in while keeping the room feeling wonderfully private. Even the space beneath the stairs has been given a purpose, forming a spacious hideaway for life's bulkier essentials.





Space To Gather

From the lounge, the home opens naturally into the kitchen, a calm and neutral space fitted with a dishwasher, an oven, and a fridge, and framed by a window that looks out over the rear garden. Cabinetry fills the space above and below, offering plenty of room to prepare and potter.





Culinary Delights

The kitchen drifts effortlessly into a dining area, where bar stools gather beneath the island, and there's still plenty of space for a family table. Double doors fold the garden into the room, opening onto sweeping views across the surrounding town and cityscapes, a reminder of just how far this home's outlook stretches.

Everyday Essentials

A small step down leads into a versatile garage area, styled to match the neutral tones of the kitchen next door. There's room here for a washing machine and a dryer, with worktop space wrapping around toward the fridge freezer, while a door leads out to the garden for easy comings and goings.

To the front, a garage door opens onto the driveway, revealing a wonderfully generous storage space, large enough to keep life's everyday clutter neatly out of sight and beautifully organised.





And So To Bed...

Back through the lounge, a white spindled staircase climbs beneath bright walls and cream carpet, arriving at a landing washed in light from a frosted window that bounces gently off every surface. Loft access waits directly above, one more space full of possibility.



The first door on the right opens into bedroom three, currently arranged as a home office, its carpet flooring cosy underfoot. A large window looks out over the rear garden and rooftops beyond, spotlights add a warm glow overhead, and there's ample room for a desk and further storage. Equally, it could make a wonderful nursery, guest room, or walk-in wardrobe, ready to be shaped around whatever comes next.

Soak & Sleep

Next door, bedroom two settles into its own quiet corner, its window framing views toward Winter Hill and Manchester. Spotlights overhead, cream carpet, and fitted wardrobes complete a neutral canvas with plenty of room for a double bed and more

To the front of the home, the family bathroom offers plentiful cupboard storage within a fully tiled scheme, its grey tones deepening underfoot and lightening across the walls, with feature tiling adding a decorative touch within the shower space. A shower over the bath, a sink, and a chrome towel radiator complete the room, while spotlights and a frosted window bring warmth and daylight in equal measure..





Principal Peace

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Garden Oasis

Step out from the dining room and the story continues outdoors, where steps lead down to a decked area with plenty of room for family seating and a fire pit. Beyond, an expansive lawn unfolds, fully enclosed for privacy and ready for children and pets to roam freely. Rising above the fence line, the view stretches out once more, over Bolton and Manchester in the distance, a fitting final chapter to a home built around light, space and possibility.







Out & About

Tucked away within a popular residential pocket of Bromley Cross, Elm Grove is perfectly placed to enjoy everything that makes this corner of Bolton so sought after. Excellent schools, a thriving village centre and beautiful countryside are all close at hand, while the railway station makes escaping into Manchester remarkably easy too.

Weekends here were made for getting outdoors. Jumbles Country Park is just a short drive away, with woodland trails winding around the reservoir and plenty of picturesque spots for walking, running or simply enjoying the scenery. Venture a little further and Entwistle and Wayoh reservoirs open up even more beautiful walking routes, while the surrounding countryside towards Chapeltown and Edgworth provides endless opportunities for exploring.

Bromley Cross itself has plenty of places to eat, drink and catch up with friends. Provisions has become a firm local favourite, perfect for coffee, brunch and beautifully prepared food, while Retreat remains a popular choice for lunch, dinner and drinks. Earthlings is another much-loved independent café, and BrewSmith Coffee & Bar adds to the village's growing café and bar scene. The Railway provides a traditional village pub atmosphere close to the station, while Turton Wines and The Slaughtered House offer something a little different for wine, cheeseboards and relaxed evenings.

Everyday life is equally convenient, with Sainsbury's Local, the Co-op, bakery, pharmacy and a collection of independent shops and services close by. Nearby Egerton and Harwood provide even more choice, while Middlebrook Retail & Leisure Park is easily accessible for larger shops, restaurants and the cinema.

Active lifestyles are well catered for too. Turton Golf Club is nearby, while local cricket clubs, sports facilities and the reservoirs provide plenty of opportunities to make the most of the outdoors. Last Drop Village Hotel & Spa is also close by for those days when something a little more relaxing is called for.

Families are exceptionally well positioned, with highly regarded schools including Eagley Infant School, Eagley Junior School, St John the Evangelist RC Primary School and Turton School, while Canon Slade School and Bolton School provide further options within easy reach.

And for commuters, Bromley Cross Railway Station is one of the area's biggest advantages, providing direct rail connections towards Bolton, Manchester and Blackburn, with good road links placing the M61 and wider motorway network within easy reach.

With countryside adventures one day, coffee and brunch the next and Manchester easily accessible when you want a change of pace, Elms Grove offers that increasingly rare combination of village life, excellent amenities and effortless connectivity.



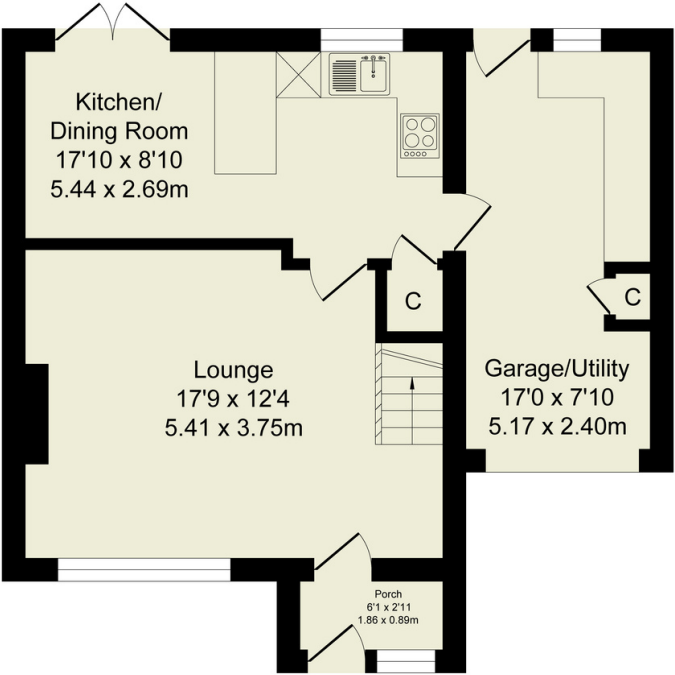
The Finer Details

- Beautifully Presented Three Bedroom Family Home with Far-Reaching Views
- Contemporary Open-Plan Kitchen/Dining Space Overlooking the Garden
- Generous Lounge with Feature Shelving & Excellent Natural Light
- Two Double Bedrooms with Fitted Wardrobes
- Private, Fully Enclosed Rear Garden with Decking & Lawn
- Driveway Parking & Generous Integral Garage/Utility Space
- Popular Bromley Cross Location Close to Highly Regarded Schools, Countryside & Local Amenities
- Excellent Transport Links, Including Bromley Cross Railway Station
- Bolton Council Tax Band C
- Freehold



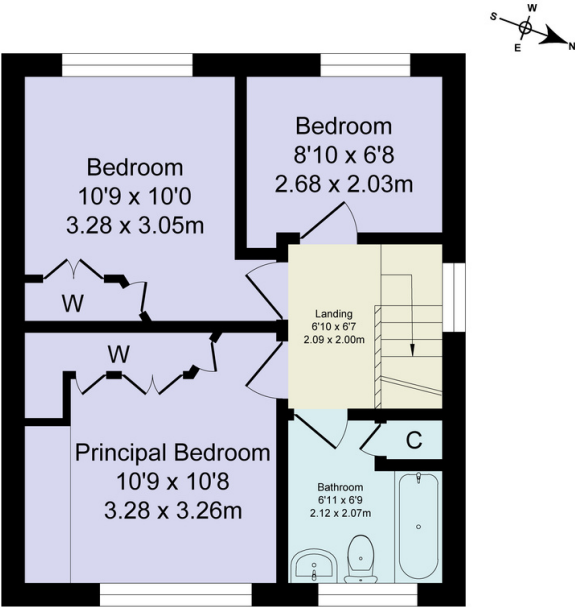
Total Approx. Floor Area 945 Sq.ft. (87.8 Sq.M.)

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.



Ground Floor

Approx. Floor Area 560 Sq.Ft (52.0 Sq.M.)



First Floor

Approx. Floor Area 385 Sq.Ft (35.8 Sq.M.)

WAINWRIGHTS

ESTATE AGENTS

To view Elm Grove,
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