



Grange Park Road, Bromley Cross
£450,000

Miller Metcalfe
Every step of the way

26 Grange Park Road

Bromley Cross, Bolton

This well-presented and generously proportioned family home offers a fantastic opportunity for buyers seeking space, comfort and versatility in a popular residential location. The property features a spacious lounge/dining room, providing an inviting setting for both relaxing and entertaining. The accommodation is thoughtfully arranged to suit modern family living, with a practical downstairs W.C adding convenience for guests and residents alike. A bright conservatory offers a flexible space that can be enjoyed throughout the year, whether used as a playroom, reading nook or additional sitting area. The kitchen is well-appointed and designed to cater for every-day needs, with ample storage and workspace. Upstairs, the layout continues to impress, with well-proportioned bedrooms that provide comfortable retreats for all members of the household. The family bathroom is fitted with a modern four piece suite and finished to a good standard. Additional features include gas central heating and double glazing, ensuring the property remains energy efficient and comfortable throughout the seasons. Practicality is further enhanced by a driveway, which provides off road parking for multiple vehicles, and a single garage offering secure storage or workshop potential. This property represents an excellent choice for those looking to settle in a well-established community, with local schools, amenities, and transport links all within easy reach. Early viewing is highly recommended to fully appreciate the space, flexibility and quality this home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

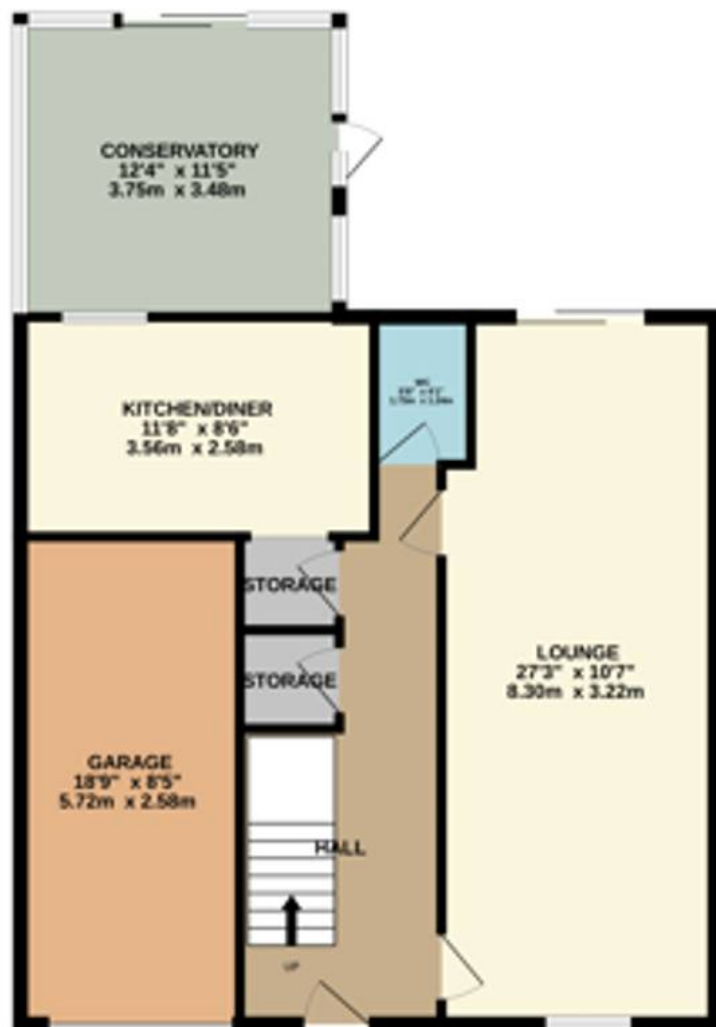
EPC Environmental Impact Rating:



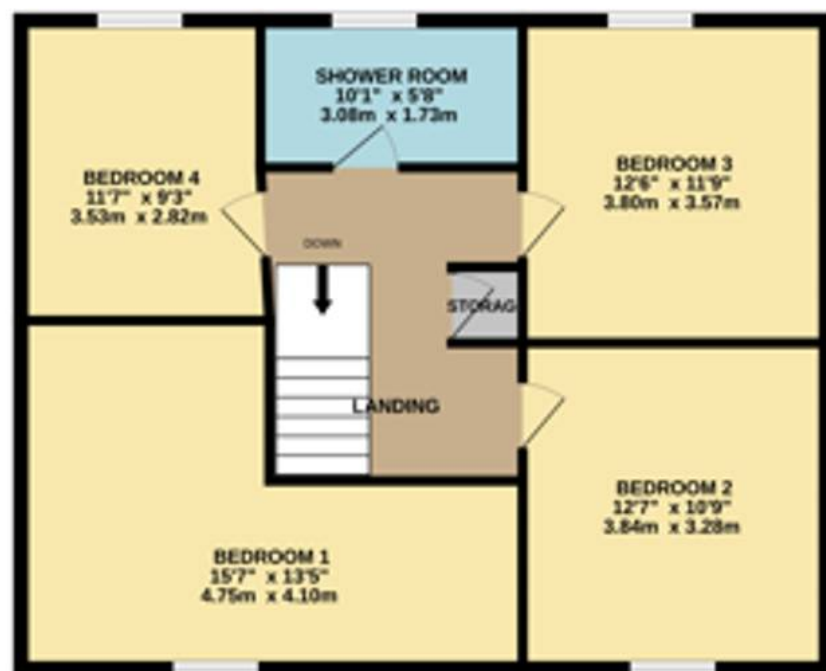




GROUND FLOOR
870 sq. ft. (80.8 sq.m.) approx.



1ST FLOOR
778 sq. ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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