



- Stunning Detached Family Home
- Renovated to a High Standard By The Current Owners
- Highly Desirable Development Of Bromley Cross
- Lounge/Fabulous Kitchen-Family Room
- Play Room/Spacious Wetroom
- Four Bedrooms/En-Suite Shower Room
- Family Bathroom
- Professionally Landscaped Gardens/Driveway
- Close To First Class Schools & Bromley Cross Rail Station
- Internal Inspection Highly Advised

8 Grangewood, Bromley Cross, Bolton, BL7 9YG

A truly stunning detached family home, situated on the prestigious Grange Park development amongst varied styles of high end property with a feel of open space, a rare benefit on modern developments. The current owners have remodelled and modernised the property throughout to create a wonderful home. Sought after Schools, Bromley Cross railway station and the Jumbles Country Park are all within walking distance.

Step inside- into the bright and spacious entrance hallway, courtesy of the glass panel beside the entrance door. To the right, discover your lounge, where a lovely window offers views over the front Cul-de-sac. To the back of the property sits **the impressive kitchen-family room. A beautiful room for all the family to enjoy, a real sociable space, perfect to entertain guests.** The kitchen features modern grey gloss handleless cupboards with complimentary white Quartz worktops. An induction hob incorporates a pop up extractor, two integrated ovens, a fridge, freezer, washing machine and dishwasher to keep this immaculately presented kitchen clean and tidy, oh and let's not forget the all important wine cooler. Pendant lights illumination down over the breakfast bar to create a fabulous vibe. French patio doors lead out to the rear garden, perfect during the summer months to bring the outside in. Located off the entrance hall is a second reception room, currently being used as a playroom would also make a fantastic home office or a great fifth bedroom should you require. Light and airy from the large window to the front elevation. This room also benefits from a spacious wetroom, complete with Wc, hand basin and shower. Retrace your steps to

the entrance hall to climb the spindled staircase to the first floor.

Bedtime & Baths- The landing connects you to four bedrooms and the family bathroom. The master bedroom also benefits from a sumptuous en-suite shower room, cleverly screened by mirrored glass wardrobe doors. This room features a vanity wash basin, WC and double shower enclosure with glazed screen and contemporary black matt fittings. Complete with stylish part tiled elevations. The two back bedrooms offer picturesque views over open countryside. The modern family bathroom is tiled in grey, offering a built-in bath, WC and vanity unit. A double width walk-in shower features rainfall shower head and handheld attachment in a black matt finish matching the heated ladder radiator.

Step Outside- Into the contemporary professionally landscaped enclosed rear garden, which we believe is a real sun trap perfect for families, children and pets, securely bordered by stylish timber slatted fencing that complements the modern feel. It features Indian Stone patio areas to set up your garden furniture and BBQ. There is also an artificial lawn, perfect for the kids to play happily with siblings and friends.

On Your Doorstep- Grange Park is one of the most sought after developments in Bromley Cross, which just so happens to be one of the most sought after areas in Bolton! A mix of houses built during the 70's through to the 80's make up this mature and highly regarded development, which is on the fringe of The Jumbles Country Park. Exceptionally well placed for schooling at all levels including Turton High and Canon Slade, which are both within easy

walking distance. Of course the home is within walking distance of Bromley Cross Train station too.

£425,000

www.williamthomasestates.co.uk

454 Darwen Road, Bromley Cross, Bolton, BL7 9DX

Entrance Hallway



Lounge





Stunning Open-Plan Kitchen

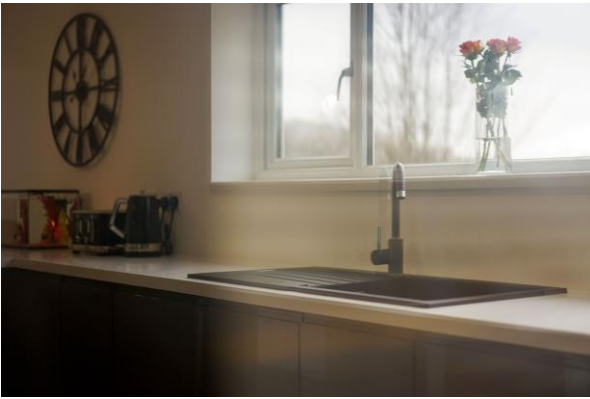


Additional Kitchen Pictures



Additional Pictures





Play Room



Spacious Wet Room



First Floor



Bedroom 1



En-Suite Shower Room





Bedroom 2



Bedroom 3





Bedroom 4



Luxury Family Bathroom





Additional Pictures



Outside



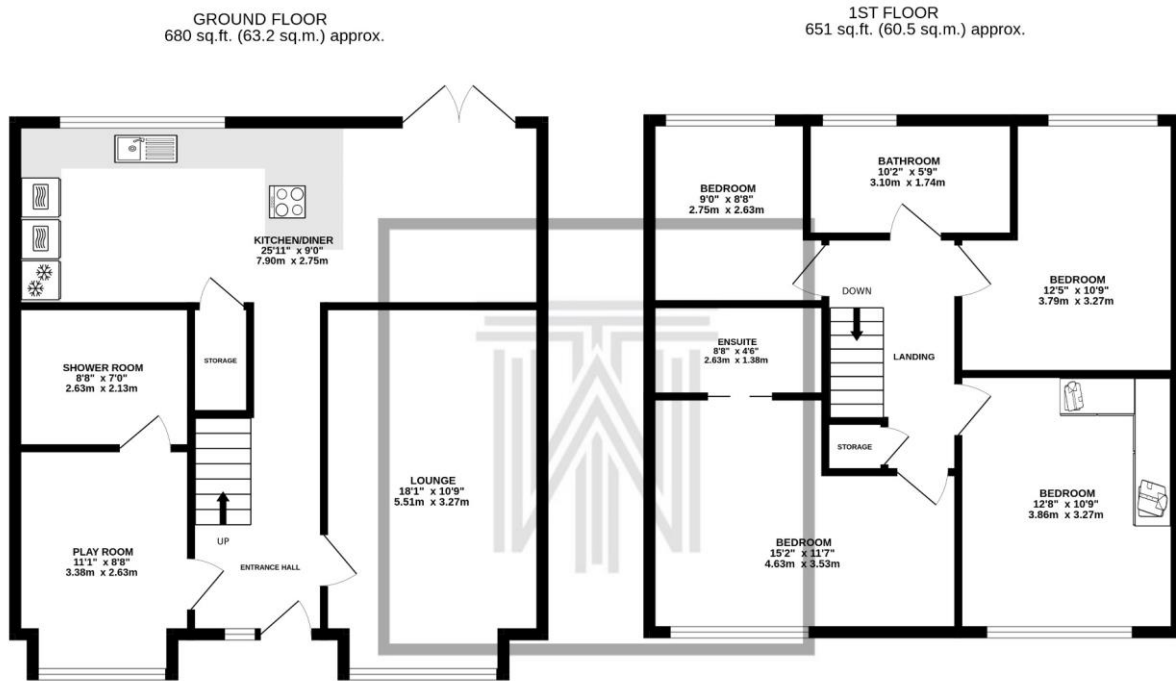
Rear Views





Agents Notes

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8 GRANGEWOOD - MARKETED BY WILLIAM THOMAS ESTATE AGENTS

TOTAL FLOOR AREA : 1331 sq.ft. (123.7 sq.m.) approx.

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