



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

Apartment 1a Grange Manor, Grange Road, Bromley Cross, Bolton, BL7 9AX

Location...Location!!! William Thomas are pleased to offer for sale The Birch, this luxury ground floor apartment situated at the highly regarded Grange Manor. With remote controlled gated access to the grounds and from the communal gardens offers stunning views overlooking the Jumbles Reservoir and surrounding countryside, whilst being within easy access to Bromley Cross railway station and commuter links to the surrounding districts. The property is beautifully presented throughout and features a stunning new kitchen. The Spacious accommodation is arranged over one floor, ideal for anyone looking for anyone looking for a home with the living space set over one level.

An internal inspection is highly recommended to appreciate the size of accommodation provided, which briefly comprises of communal entrance, entrance hall, spacious lounge with pvc double glazed double doors leading straight out to your communal gardens, newly fitted kitchen/dining area which is a great space to entertain family and friends and features high gloss white wall and floor units including built in Neff gas hob with extractor hood above, builtin double oven and microwave, integrated fridge/freezer plus the dishwasher. There is a utility room and separate w.c, two bedrooms - the main bedroom has en-suite and there is a 3 piece bathroom including a Jacuzzi bath. The apartment benefits from a gas central heating system, double glazing, intercom entry system, allocated parking in the residents parking area and communal gardens. It also comes with a secure garage with an electric up and over door.

Out & About- Now you've fallen in love with the apartment let's explore the setting. Located on Grange Road which is accessed via Shady Lane and is a tree-lined 'Country Style' lane leading to the Jumbles Country Park with individual style properties found along its length, the property is situated on your right accessed via electrically operated gates. Leave the car behind and Just a short walk will get you to Bromley Cross Train station where you have direct links with Manchester. Grab your boots and just a hop skip and a jump away you are at The Jumbles Country Park which opens up to stunning walks and countryside to enjoy. If you fancy dining out then you have a choice of restaurants, pubs and cafes on the doorstep too.

Apartment 1a Grange Manor, Grange Road, Bromley Cross, Bolton, BL7 9AX

£0.00

www.williamthomasstates.co.uk
454 Darwen Road Bromley Cross Bolton



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- Stunning Two Bedroom Ground Floor Apartment
- Occupying a Beautiful Position Next To The Jumbles Reservoir
- Lounge with Double Doors Leading to The Gardens
- Newly Fitted Kitchen/Wc/Utility Room
- En-Suite
- Bathroom
- Immaculate Throughout
- Garage
- Internal Inspection Highly Advised/NO CHAIN

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£0.00

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Entrance Hallway



Lounge



Additional Lounge Pictures



Stunning Dining-Kitchen



Additional Kitchen Pictures



Utility Room



Bedroom 1



En Suite Shower Room



Bedroom 2



3 Piece Bathroom



Outside



Communal Entrance



Garage



Additional Pictures



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property