



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 _____

17 Grange Park Road, Bromley Cross, Bolton, BL7 9YA

Welcome to 17 Grange Park Road... Recently modernised and re-designed by the current owners to create a stunning home, perfect for family life. With four great sized bedrooms, fabulous en-suite, family bathroom, and a spacious impressive modern open plan kitchen-diner-family room, the internal accommodation offers plentiful space for everyone. Externally, the property boasts professionally landscaped contemporary style gardens to the rear. To the front is a double driveway with off road parking leading to your garage.

A Closer Look...

Step into the entrance hallway and you'll immediately appreciate the level of care that has gone into designing this home. With grey herringbone flooring and a large closet to store your coats and shoes, the hallway leads you to the impressive open plan kitchen-diner-lounge. A large L-shaped space, spanning the length and width of the home, this room is sure to impress! The lounge area sits to the front of the home, with a large window showcasing leafy views of the distant countryside, and an in-built storage cupboard optimising the space (and providing somewhere to hide the children's toys away when not in use!). A modern, matt grey kitchen with quartz worktops is the heart of this space, with integrated fridge, freezer, oven, grill, and microwave. A large kitchen island hosts the 5-ring induction hob, and more storage, with breakfast bar seating to one side - perfect for entertaining dinner guests. Anthracite grey bi-fold doors span then length of the room, allowing natural light to flood through and invites the outdoors in, offering a seamless transition between indoor and outdoor living during the warmer months.

Tucked off the hallway is a utility room, perfectly equipped to help you with all the household chores! Storage units and worktops match the kitchen, plumbing for washing machine and tumble dryer, and a sink, as well as internal access to the garage and a door leading to the garden. Adding to the convenience, there is a stylish downstairs W.C. with vanity basin.

Up To Bed...

As you climb the plush carpeted stairs, with glazed and oak balustrades, you'll find the bright and spacious landing which leads to four bedrooms and the family bathroom. Each room on this floor has been expertly

designed to ensure that every inch of space is utilised.

The master bedroom has ample space for a king-sized bed, with a walk-in wardrobe/dressing room area, a shower en-suite, and a clever storage space behind tucked behind a wall. A large window frames the beautiful countryside views.

To the rear of the property, bedrooms two and three are both spacious double sizes, with views overlooking the rear garden. The fourth bedroom is a cute nursery with laminate flooring, which would also function perfectly as a home office or study.

Across the hallway is the family bathroom, with laminate flooring and part tiled elevations in a chic grey marble pattern. Boasting a large walk-in shower with rainfall showerhead and adjustable showerhead, a large bathtub with freestanding filling tap, W.C., vanity basin and heated towel rail.

Outdoor Oasis...

The back garden is truly magnificent, with its low maintenance contemporary design and south-west facing position. A spacious porcelain tiled patio is perfect for the adults to sit and relax as they watch over the kids play happily on the artificial lawns. It's a safe and secure spot for all the family to enjoy throughout the year, with mature hedges surrounding to ensure privacy. External access via a secure pedestrian gate adds to the convenience.

The Location...

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, with direct routes to Manchester and Blackburn.

£550,000



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- Impressive Detached Family Home
- Recently Renovated To A High Standard Throughout
- Magnificent Open Plan Kitchen Family Room
- Utility Room/Downstairs Wc
- 4 Bedrooms/stunning En-Suite
- Fabulous Family Bathroom
- Professionally Landscaped Gardens/Driveway/Garage
- Internal Inspection Highly Advised

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www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Lounge





Additional Lounge Pictures



Open Plan Kitchen-Diner Family Room



Additional Kitchen Pictures



Pictures





Garden Access Via Bi-Folding Doors



Utility Room



Downstairs Wc



First Floor



Bedroom 1



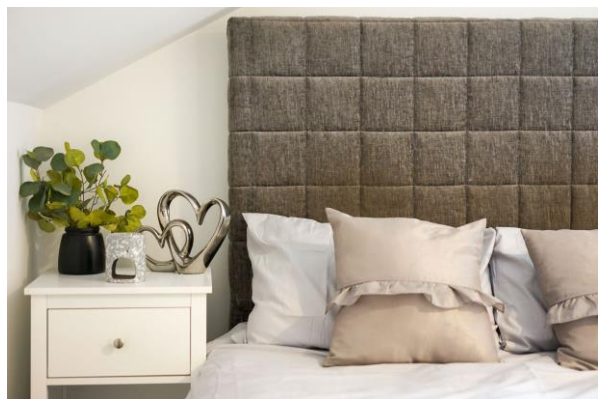
Walk In Dressing Area



En-Suite



Bedroom 2



Views



Bedroom 3



Bedroom 4

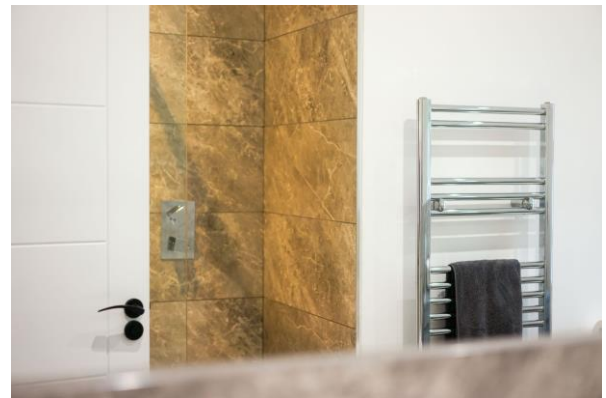


Family Bathroom





Additional Bathroom Pictures



Professionally Landscaped Contemporary Style Gardens



Driveway



Agents Notes

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