



Grange Park Road

Bolton, BL7 9YA

Offers around £325,000



Offered with no onward chain and situated in the well established and sought after location of Grange Park Road in Bromley Cross, this unique, detached, three-bedroom bungalow provides an amazing opportunity for those in search of a property they can make their own.

The property sits on a private plot with spacious drive and detached double garage, gardens to side and rear, while internally the accommodation includes three double bedrooms with an en-suite to the master, main bathroom, kitchen-diner, and a central hallway leading to the living room.



The Living Space

The hallway welcomes you inside and gives a grand first impression with its high vaulted ceiling and spacious proportions, which continues into the living room – this space is bright and airy owing to its high ceiling and plentiful natural light which streams in through the large windows and doors onto the side patio. With the opportunity to modernise, this space with its unique design features could be made into an amazing contemporary lounge.

Off the hallway is the kitchen-diner which also provides scope for modernisation, though is a good size and has potential to knock through to create attractive open plan living. The current kitchen comprises a Neff four plate hob, double oven, double sink with drainer and mixer tap, in addition to plumbing for the washer/dryer. And the external door onto the gardens adds further practical use for those warm summer days.

The Bedrooms & Bathroom

The master bedroom is located to the front of the home and benefits from a three-piece en-suite comprising walk-in shower, wash basin and WC, plus a comprehensive range of fitted storage. The second and third bedroom both benefit from views onto the lush greenery of the back garden, both are substantial doubles, and one benefits from another door onto the garden too! Between the two bedrooms to the rear is the main bathroom, featuring neutral tiling to the floor and walls, and a three-piece suite comprising bath with shower, wash basin and WC, plus a comprehensive range of fitted storage similar to that of the master en-suite.

The Outside Space

In addition to the front drive and detached double garage, the property benefits from a private plot with several outside areas to enjoy. To the rear is a secluded garden with lawn and mature shrubbery and trees, which lends itself to relandscaping if desired. There is also a substantial patio area to the side of the property with access onto the main lounge, offering that desirable indoor-outdoor lifestyle on warm summer days.

The Location

Grange Park Road is a well-established and highly sought after location, close to good schools and the variety of amenities Bromley Cross has on offer, with a selection of shops, cafes, pubs and eateries to choose from, as well as the amenities of Egerton and Harwood within a few minutes' drive or short stroll. Bromley Cross Train Station is within walking distance, providing easy access direct to Manchester. And the national motorway network can be accessed within 10 to 15 minutes.

As well as the practical side of nearby amenities, this property benefits from being close to beautiful green spaces such as Jumbles Country Park, the Wayoh and Entwistle reservoirs, and other picturesque countryside with rural walks in abundance.

The Specifics

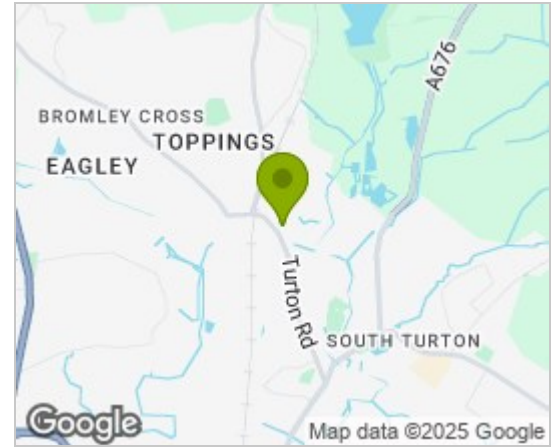
The tax band is E.

The tenure is Freehold.

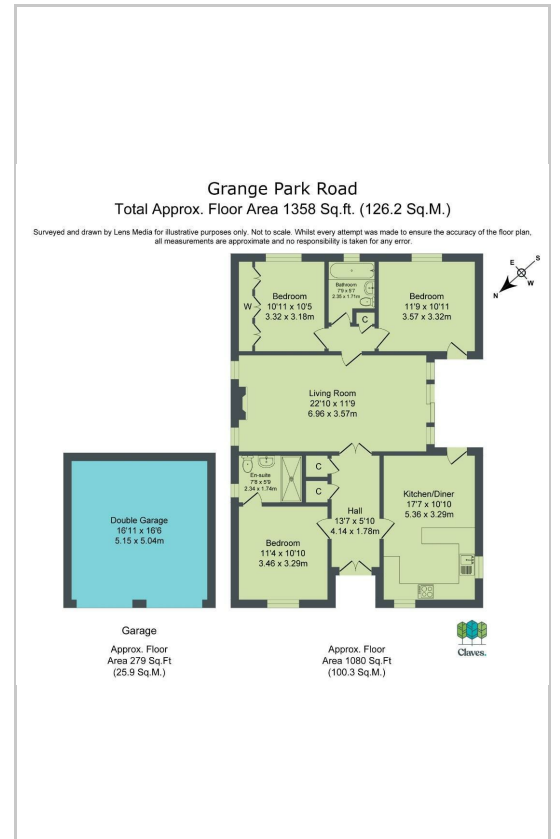
The house is alarmed.

There is gas central heating with a Baxi boiler and tank system.

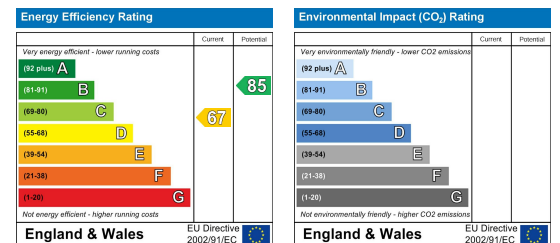
Area Map



Floor Plans



Energy Efficiency Graph



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